Garood Close, Newark

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OLIVER REILLY

Garood Close, Newark

Guide Price £280,000 - £290,000

- MODERN DETACHED HOME
- WELL-CONENCTED PRIVATE ROAD CUL-DE-SAC
- GROUND FLOOR W.C & UTILITY
- FIRST FLOOR BATHROOM & EN-SUITE
- INTERGAL GARAGE CARPORT WITH GREAT POTENTIAL
- FOUR BEDROOMS
- GENEROUS DUAL-ASPECT DINING KITCHEN
- SPACIOUS BAY-FRONTED LIVING ROOM
- IMPRESSIVE CORNER PLOT WITH WALLED GARDEN
- NO CHAIN! Tenure: Freehold. EPC 'C'

Guide Price: £280,000 - £290,000. MODERN LIVING, READY TO ENJOY!

This is a fantastic opportunity to acquire an attractive detached contemporary home, built in 2008 and ideally positioned within a well-connected private road cul-de-sac. The property enjoys a peaceful setting with beautiful countryside walks close by, while also offering excellent access to local amenities and major road links.

Recently redecorated in neutral tones and newly re-carpeted throughout, this impressive home provides a SUPERB BLANK CANVAS for you to add your own style and personality! The BRIGHT & SPACIOUS accommodation comprises: Entrance hall, a generous bay-fronted/ dual-aspect living room, a spacious dining kitchen with French doors, a separate utility room and ground-floor W.C.

To the first floor are four well-proportioned bedrooms, with fitted wardrobes to two bedrooms, together with a three-piece family bathroom. The dual-aspect master bedroom benefits from a large EN-SUITE SHOWER ROOM, while the second bedroom features a charming JULIET BALCONY, overlooking the private rear garden.

Externally, the property occupies an impressive corner plot and is approached via an integral garage/carport to the side. This space offers excellent potential for conversion into additional living accommodation, subject to the necessary approvals/ building regulations.

The highly deceptive enclosed rear garden provides a PRIVATE & PEACEFUL OUTDOOR SPACE with plenty of scope for landscaping and personalisation. Crying out to create a wonderful external retreat. Further enhanced by the private use of a communal meadow, accessible only to the residents of Garood Close. Located at the bottom of the cul-de-sac. Enjoying walks along the river Devon.

Further benefits include uPVC double glazing, gas central heating, a functional alarm system & NO ONWARD CHAIN!

This is a great chance to turn this house into YOUR HOME!... with plenty of potential to make it truly your own! Step inside and see for yourself.

ENTRANCE HALL: Max measurements provided.	6'6 x 5'2 (1.98m x 1.57m)
GENEROUS BAY-FRONTED LIVING ROOM: Max measurements provided into bay-window.	15'3 x 10'6 (4.65m x 3.20m)
SPACIOUS DUAL-ASPECT DINING KITCHEN:	15'3 x 9'5 (4.65m x 2.87m)
UTILITY:	7'1 x 3'2 (2.16m x 0.97m)
GROUND FLOOR W.C:	5'11 x 3'10 (1.80m x 1.17m)
FIRST FLOOR LANDING: Max measurements provided.	13'5 x 4'4 (4.09m x 1.32m)
DUAL-ASPECT MASTER BEDROOM: With FITTED WARDROBES.	12'9 x 8'8 (3.89m x 2.64m)
EN-SUITE SHOWER ROOM: Max measurements provided.	8'2 x 5'9 (2.49m x 1.75m)
BEDROOM TWO: With Juliet balcony, overlooking the enclosed rear garden.	11'8 x 8'5 (3.56m x 2.57m)
BEDROOM THREE: With FITTED WARDROBES. Max measurements provided.	11'5 x 10'2 (3.48m x 3.10m)
BEDROOM FOUR:	8'6 x 7'5 (2.59m x 2.26m)
FAMILY BATHROOM: Max measurements provided.	6'9 x 6'3 (2.06m x 1.91m)

INTEGRAL GARAGE CARPORT:

19'2 x 8'6 (5.84m x 2.59m)

Accessed via a manual up/ over garage door. Equipped with power and lighting via a ceiling strip-light. Access to the electrical RCD consumer unit, into the utility room and open-access through to the rear garden. Hosting great scope to be utilised/ adapted for further living accommodation. Subject to relevant approvals.

EXTERNALLY:

This attractive modern detached home is situated in a desirable and well-connected PRIVATE ROAD cul-de-sac on the outskirts of Newark Town Centre, providing easy access to local amenities and major road links.

The front of the property is approached via a small paved pathway leading to the main entrance door, which benefits from an external wall light and storm canopy above. The front garden is predominantly gravelled and features a variety of established bushes and shrubs.

To the left side aspect, there is dropped-kerb vehicular access onto a small tarmac driveway, providing access to the integral garage/carport through a manual up-and-over door, with an external wall light. This useful space offers great additional storage and parking options.

The driveway leads through to the predominantly wall-enclosed rear garden, which is mainly gravelled and includes a small paved seating area and an established silver birch tree. The garden offers an excellent opportunity for a new owner to add their own style and landscaping ideas and create an attractive outdoor space.

Further benefits include an external wall light, outside tap and high-level boundaries, providing a good degree of privacy throughout the year.

Approximate Size: 1,110 Square Ft.

Measurements are approximate and for guidance only. This includes the integral garage carport.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, an alarm system and uPVC double glazing throughout.
PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

Tenure: Freehold.

Sold with vacant possession on completion.

Agents Note: Residents Meadow:

This property is set on a private road. All properties within the cul-de-sac are subject to a service charge of approximately £420 a year for the up-keep of the meadow at the bottom of the cul-de-sac. The meadow is for the use of residents only and has a footpath leading to the river Devon. This service charge can be paid monthly or quarterly.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'D'

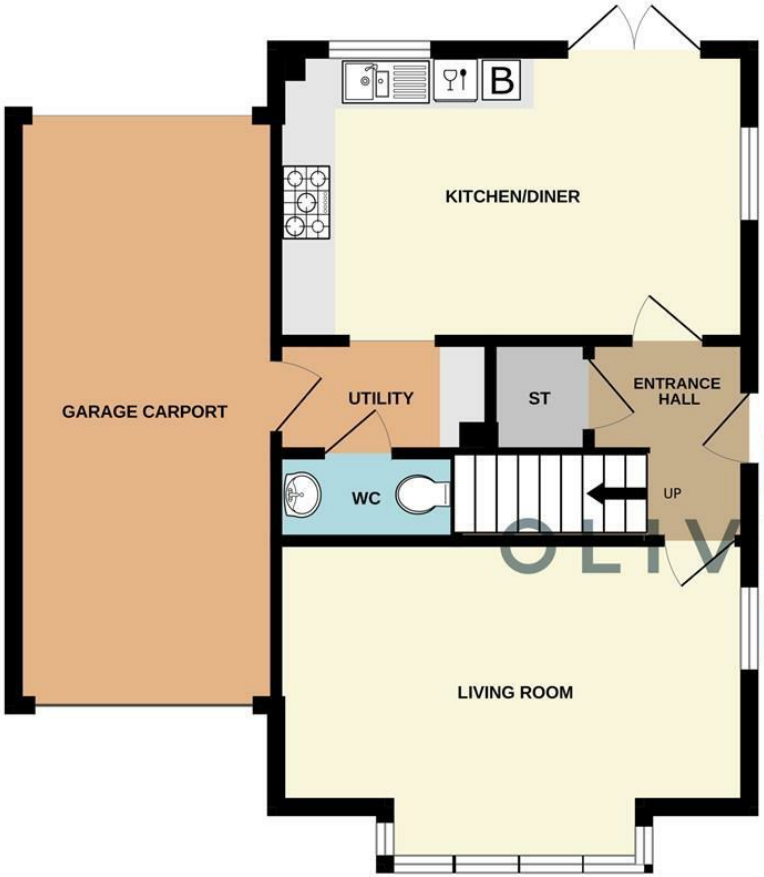
EPC: Energy Performance Rating: 'C' (76)

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Local Information & Amenities:

This property is conveniently located in a highly sought after residential location with ease of access onto the A46 and A1. Set along the banks of the River Trent. Newark-on-Trent has many tourist attractions and has many events taking place on the showground, one of the biggest being the famous antiques fairs attracting visitors from all over the globe. Adjacent to the showground is the Newark Air Museum which also has open days to the public. There are many well known shops, public houses, boutiques, restaurants and attractions in the town with the market place overlooked by the attractive Georgian Town Hall. There is a fast track railway link to London Kings Cross from Newark North gate station. There is also access to Lincoln and Nottingham via Newark Castle station.

GROUND FLOOR



1ST FLOOR

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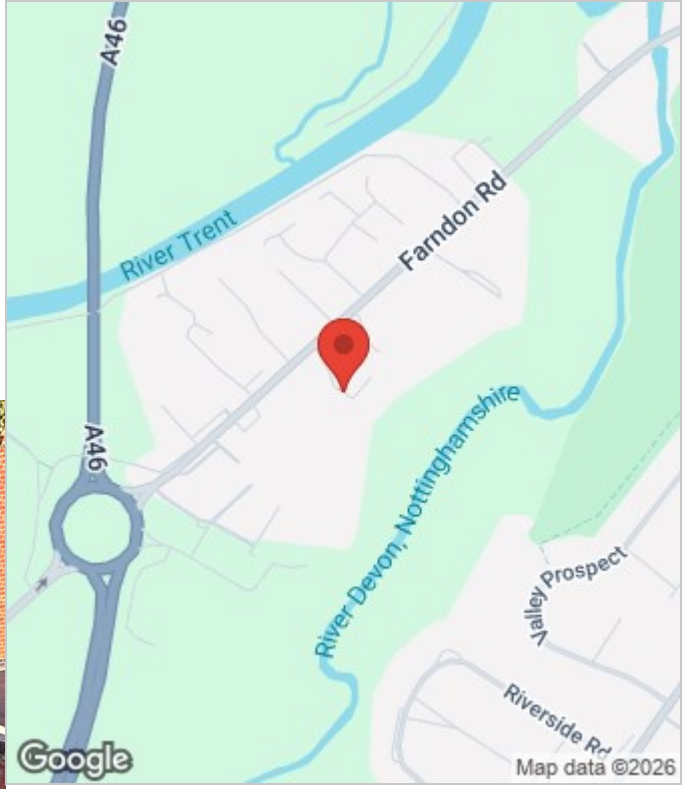
Viewing Arrangements:
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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