



Tudor Close, Newark

 4  2  3  C

  
OLIVER REILLY



# Tudor Close, Newark

- SPACIOUS DETACHED FAMILY HOME
- CONVENIENT RESIDENTIAL LOCATION
- GF W.C & UTILITY ROOM
- DETACHED DOUBLE GARAGE & MULTI-VEHICLE DRIVEWAY
- CLOSE TO TOWN CENTRE, SCHOOLS & AMENITIES
- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- FIRST FLOOR BATHROOM & TWO EN-SUITES
- CRACKING CORNER PLOT & WELL-APPOINTED REAR GARDEN
- ADAPTABLE LAYOUT! Tenure: Freehold EPC: 'C'

Guide Price: £325,000-£350,000. ROOM FOR THE WHOLE FAMILY!!!

Here we have a perfect example of excellently designed residence. Showcasing space, scope and versatility for modern-day family life!

This eye-catching home stands proud in a desirable and central residential area, only a few moments walk from the Town Centre, main road corridors and popular school catchments.

The property promotes an IDEAL BLANK CANVAS, that remains keen for you to inject your own personality! whilst enjoying a sizeable internal layout, spanning over 1,200 square/ft, comprising: Inviting entrance hall, ground floor W.C, a spacious breakfast kitchen, separate utility room, a GENEROUS LOUNGE with French doors out to a paved patio, a dining room and a multi-purpose study/ play room. The first floor hosts a family bathroom and FOUR WELL-PROPORTIONED BEDROOMS. Two of which are enhanced by EN-SUITE SHOWER ROOMS.

Externally the property occupies a captivating corner plot position. Boasting a WELL-APPOINTED ENCLOSED REAR GARDEN. This leads down to a DETACHED DOUBLE GARAGE. Equipped with power, lighting and a MULTI-VEHICLE TARMAC DRIVEWAY in-front.

Additional benefits include uPVC double glazing and gas central heating.

Are you READY TO MAKE THIS YOUR HOME?.. Promising to be a wonderful place to create long-lasting memories!

Guide Price £325,000 - £350,000



|                                                                   |                              |
|-------------------------------------------------------------------|------------------------------|
| <b>ENTRANCE HALL:</b>                                             | 15'5 x 6'1 (4.70m x 1.85m)   |
| <b>GROUND FLOOR W.C:</b>                                          | 6'6 x 2'8 (1.98m x 0.81m)    |
| <b>GENEROUS LOUNGE:</b><br>Max measurements provided.             | 15'1 x 11'3 (4.60m x 3.43m)  |
| <b>DINING ROOM:</b>                                               | 10'4 x 9'8 (3.15m x 2.95m)   |
| <b>BREAKFAST KITCHEN:</b>                                         | 12'1 x 10'7 (3.68m x 3.23m)  |
| <b>UTILITY ROOM:</b>                                              | 6'6 x 5'2 (1.98m x 1.57m)    |
| <b>STUDY/ PLAY ROOM:</b>                                          | 7'6 x 8'2 (2.29m x 2.49m)    |
| <b>FIRST FLOOR LANDING:</b><br>Max measurements provided.         | 9'3 x 5'3 (2.82m x 1.60m)    |
| <b>MASTER BEDROOM:</b>                                            | 13'5 x 10'11 (4.09m x 3.33m) |
| <b>MASTER EN-SUITE:</b><br>Max measurements provided.             | 9'8 x 4'7 (2.95m x 1.40m)    |
| <b>BEDROOM TWO:</b><br>Max measurements provided.                 | 12'0 x 11'8 (3.66m x 3.56m)  |
| <b>EN-SUITE SHOWER ROOM:</b><br>Max measurements provided.        | 5'8 x 6'0 (1.73m x 1.83m)    |
| <b>BEDROOM THREE:</b>                                             | 10'0 x 8'5 (3.05m x 2.57m)   |
| <b>BEDROOM FOUR:</b><br>Max measurements provided.                | 9'9 x 8'6 (2.97m x 2.59m)    |
| <b>THREE-PIECE FAMILY BATHROOM:</b><br>Max measurements provided. | 7'5 x 5'5 (2.26m x 1.65m)    |





#### DETACHED DOUBLE GARAGE:

17'8 x 18'1 (5.38m x 5.51m)

Of brick built construction, with a pitched tiled roof. Accessed via two manual up/ over garage doors. Equipped with power, lighting and over-head eaves storage space.

#### EXTERNALLY:

This eye-catching modern detached home is pleasantly positioned in a desirable and well-connected central location, on the edge of the Town Centre. The property occupies an enviable corner plot. The front aspect provides a paved pathway leading to the entrance door, with external wall light and pitched roof storm canopy. The front garden is predominantly laid to lawn with a hedged front boundary. The left side elevation is also laid to lawn and follows round behind the house, with dropped kerb vehicular access onto a MULTI-VEHICLE TARMAC DRIVEWAY. Giving access into a DETACHED DOUBLE GARAGE. A secure timber rear personal gate opens into the WELL-APPOINTED and FULLY ENCLOSED rear garden. Hosting a great space that's suitable for the whole family to enjoy! Predominantly laid to lawn, with two paved seating areas and a winding pathway that leads to the side (utility) external door. There are part hedged planted borders and slate shingled hard-standing. An outside tap, fully fenced side and rear boundaries.

#### Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating 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.**

**Approximate Size: 1,232 Square Ft.**

Measurements are approximate and for guidance only.

#### Local Authority:

Newark & Sherwood District Council.

**Council Tax: Band 'D'**

**EPC: Energy Performance Rating: 'C'**



#### Local Information & Amenities:

This property is conveniently located in a highly sought after and central location, close along the banks of the River Trent. The apartment complex is primely situated within comfortable walking distance to Newark North Gate and Castle Gate Train Stations ( with a fast track railway link to London Kings Cross from Newark North Gate station in approximately 75 minutes). Within the development is a coffee shop, gymnasium and a beauticians. 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.

#### 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 a appointment, please contact us on: 01636 558 540.

#### Money Laundering Regulations:

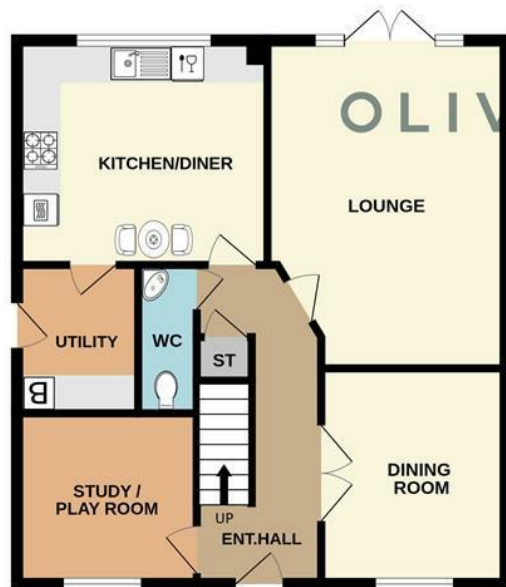
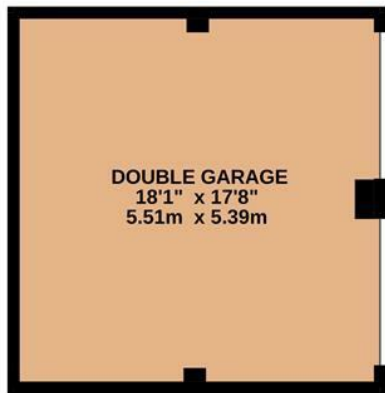
Please be aware that any intending purchaser (s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

#### Draft Details- Awaiting Approval:

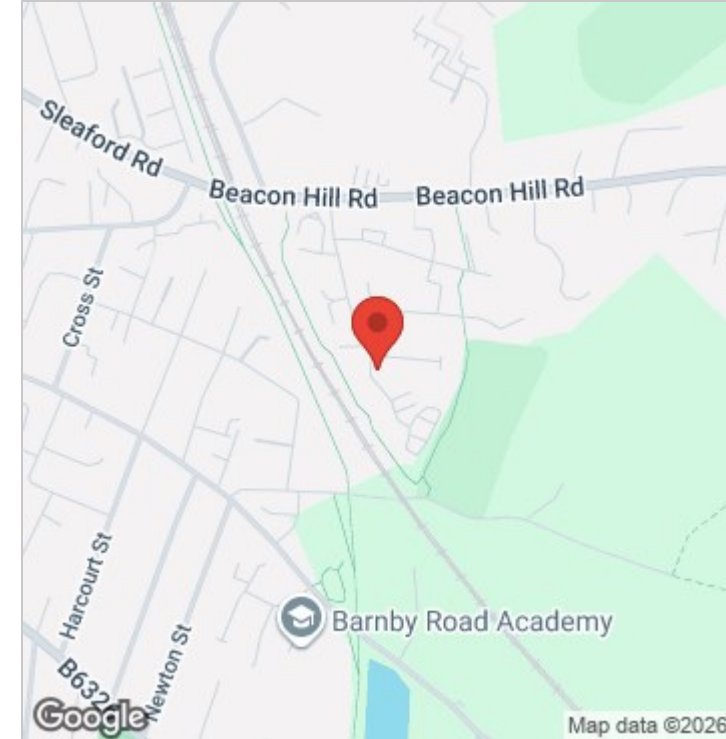
These are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed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



GROUND FLOOR



1ST FLOOR



## Energy Efficiency Rating

|                                             | Current                                                                                                       | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               | <b>84</b> |
| (69-80) <b>C</b>                            | <b>71</b>                                                                                                     |           |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |