



Blackbrook Road, Newark

4 2 2 C

OLIVER REILLY



Blackbrook Road, Newark

- STUNNING DETACHED FAMILY HOME
- HIGHLY DESIRABLE CUL-DE-SAC LOCATION
- TWO RECEPTION ROOMS & CONSERVATORY
- FIRST FLOOR BATHROOM & EN-SUITE
- DELIGHTFUL GARDEN WITH UNSPOILED OUTLOOK BEHIND
- FOUR WELL-PROPORTIONED BEDROOMS
- EASE OF ACCESS ONTO A1, A46 & TO TOWN CENTRE
- STYLISH DINING KITCHEN. GF W.C & UTILITY ROOM
- INTEGRAL SINGLE GARAGE & MULTI-VEHICLE DRIVEWAY
- IMPECCABLE PRESENTATION! Tenure: Freehold. EPC 'C'

Guide Price: £325,000 - £350,000. AN ADDRESS TO IMPRESS!...

It's time to TURN THE KEY & START THE STORY. You're in for a treat with this SUBLIME modern detached family-sized home. Pleasantly situated in a highly recognised, quiet and convenient cul-de-sac, on the outskirts of Newark Town Centre. Perfectly positioned for ease of access onto the A1, A46 and to both train stations. One of which boasts a DIRECT LINK TO LONDON KINGS CROSS STATION!

If you're looking for perfect proportions, a sleek contemporary design and IMMACULATE PRESENTATION, make this the one for YOU!

The generous FREE-FLOWING layout comprises: Inviting entrance hall, a ground floor W.C, a FABULOUS DINING KITCHEN, hosting a range of integrated appliances, a separate utility room, generous BAY-FRONTED LOUNGE WITH BESPOKE FITTER SHUTTERS. Double doors into a dining room and a large conservatory.

The galleried-style first floor landing hosts a three-piece family bathroom and FOUR WELL-PROPORTIONED BEDROOMS. The copious bay-fronted master bedroom is enhanced by a SUPERB EN-SUITE SHOWER ROOM.

Externally, you'll be in awe of the BEAUTIFULLY LANDSCAPED REAR GARDEN. Hosting space for the whole family, a variety of secluded seating areas and a DELIGHTFUL TREE-LINED OUTLOOK BEHIND. Promoting privacy and tranquility all year round!

The front aspect is greeted with a MULTI-VEHICLE TARMAC DRIVEWAY, with access into an INTEGRAL SINGLE GARAGE. Equipped with power, lighting and scope to be utilised into additional living accommodation. Subject to relevant approvals.

Additional benefits of this MAGNIFICENT MODERN BEAUTY include uPVC double glazing and gas central heating. YOUR NEXT CHAPTER STARTS HERE!!!!. Modern style, meets timeless comfort! NOT TO BE MISSED!!



Guide Price £325,000 - £350,000



ENTRANCE HALL:	16'5 x 5'9 (5.00m x 1.75m)
GROUND FLOOR W.C:	5'8 x 2'9 (1.73m x 0.84m)
STYLISH DINING KITCHEN: Max measurements provided.	16'1 x 10'4 (4.90m x 3.15m)
UTILITY ROOM:	5'8 x 4'8 (1.73m x 1.42m)
LARGE BAY-FRONTED LOUNGE: Max measurements provided into bay-window.	16'9 x 11'6 (5.11m x 3.51m)
DINING ROOM: Max measurements provided.	11'7 x 10'6 (3.53m x 3.20m)
CONSERVATORY: Of part brick and uPVC construction, with a pitched poly-carbonate roof and central ceiling light fitting. Equipped with power. uPVC double glazed windows to both side and rear elevations. uPVC double glazed French doors open out to the delightfully private, landscaped garden.	11'7 x 9'3 (3.53m x 2.82m)
GALLERIED-FIRST FLOOR LANDING: Max measurements provided.	14'9 x 7'10 (4.50m x 2.39m)
MASTER BEDROOM: Max measurements provided into bay-window.	16'9 x 11'2 (5.11m x 3.40m)
EN-SUITE SHOWER ROOM: Max measurements provided.	7'7 x 6'10 (2.31m x 2.08m)
BEDROOM TWO:	11'10 x 11'2 (3.61m x 3.40m)
BEDROOM THREE:	9'7 x 8'1 (2.92m x 2.46m)
BEDROOM FOUR:	8'2 x 7'9 (2.49m x 2.36m)
FAMILY BATHROOM:	7'9 x 6'6 (2.36m x 1.98m)
INTEGRAL SINGLE GARAGE: Accessed via a manual up/over garage door. Equipped with power, lighting and access to the electrical RCD consumer unit. providing sufficient storage space or scope to be utilised into additional living accommodation, if required, subject to relevant approvals.	16'11 x 8'6 (5.16m x 2.59m)



EXTERNALLY:

This Attractive contemporary detached home is pleasantly situated in a highly desirable residential cul-de-sac. Close to main roads and amenities. The front aspect is greeted with an EXTENSIVE TARMAC DRIVEWAY. Ensuring side-by-side off-street parking and access into the integral single garage, with two external up/ down lights. The front garden is partially laid to lawn. Enjoying low-maintenance slate shingled borders and a small variety of mature hedges. There are open front, side and rear boundaries. Access to the entrance porch, with external wall light. The left side aspect provides a paved pathway down to a secure personal gate, which in-turn leads to the WONDERFUL REAR GARDEN. Promoting a high-degree or privacy. Predominantly laid to lawn with attractive gravelled borders and a mature tree. There are various secluded paved seating areas. Promising great options to relax and enjoy. There is an outside tap, fully fenced side and rear boundaries. This magnificent external retreat is strongly enhanced by the UNSPOILED TREE-LINED REAR OUTLOOK. Enhancing the privacy, all year round.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a 'ZANUSSI' boiler 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.

Approximate Size: 1,480 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'D'

EPC: Energy Performance Rating: 'C' (71)

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, from 1st April 2018 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 A1 and A46. 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.

Viewing Arrangements:

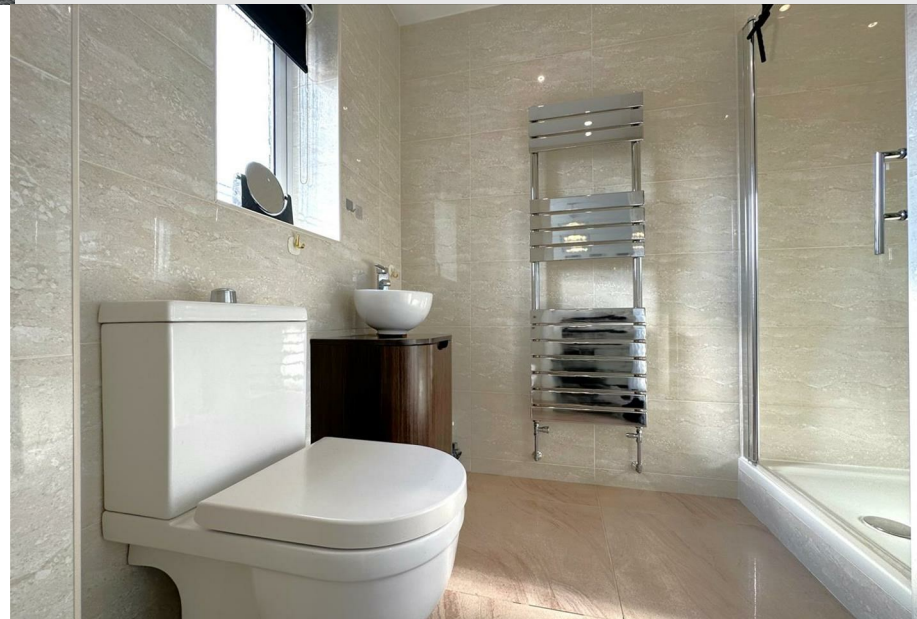
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

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.

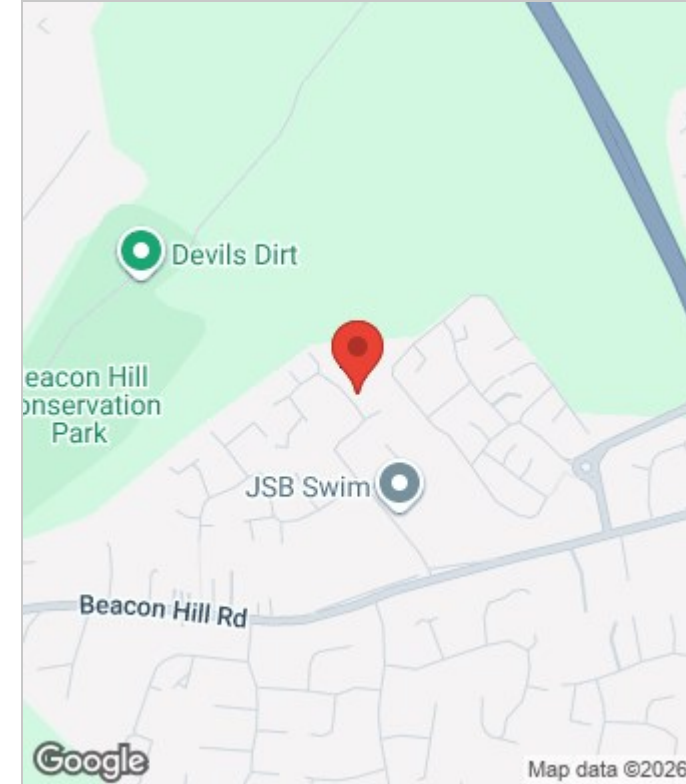
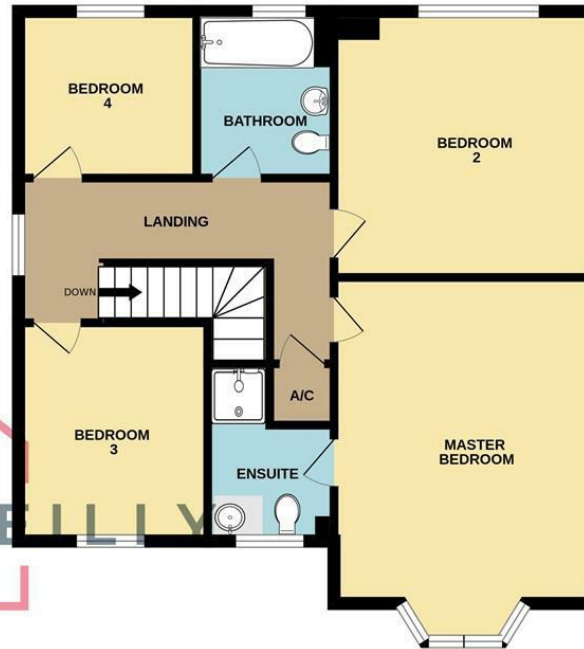




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

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