



Valley Prospect, Newark

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OLIVER REILLY



Valley Prospect, Newark

- Spacious Detached Chalet Home
- Highly Desirable Location
- Modern Fitted Kitchen & Utility
- Integral Garage & Driveway
- Immaculately Maintained Throughout
- Three DOUBLE Bedrooms
- Two Reception Rooms
- Stylish Four-Piece Bathroom
- Well-Appointed Private Garden
- Tenure: Freehold EPC 'tbc'

Guide Price: £325,000 - £350,000. LOCATION! LOCATION! LOCATION!

Here we have a WARM & INVITING DETACHED CHALET-BUNGALOW promoting space and versatility... AT ITS FINEST!

This bright and BEAUTIFULLY PRESENTED contemporary home is pleasantly positioned in one of Newark's most desirable residential locations. Situated in close proximity to Hawton Road and set in comfortable distance to the Town Centre and the hugely popular Sconce and Devon Park.

Not only is this impressive residence IMPECCABLE IN PRESENTATION... Both inside and out! It showcases a fine example of homeliness from the moment you step inside!

This adaptable layout comprises: Inviting entrance hall, a generous lounge, separate dining/ sitting room, a STYLISH MODERN DINING KITCHEN, a rear hall, separate utility room, GROUND FLOOR (DOUBLE) bedroom and a STUNNING FOUR-PIECE BATHROOM.

The first floor provides TWO FURTHER DOUBLE BEDROOMS.

Externally, you're eyes will be drawn to the CAPTIVATING 0.12 OF AN ACRE PRIVATE PLOT. Greeted with an extensive multi-vehicle driveway and access into an INTEGRAL SINGLE GARAGE. Promoting great scope to be utilised into additional living accommodation. Subject to relevant approvals.

THE BRIGHT & BEAUTIFUL rear garden retreat is filled with colour, charm and personality, along with a substantial paved seating area.

Additional benefits of this MARVELLOUS MOVE IN READY RESIDENCE include uPVC double glazing and gas central heating, via a combination boiler.

Internal viewings are STRONGLY RECOMMENDED!... This truly is a HOME FOR YOU TO TREASURE!!!



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INVITING ENTRANCE HALL:	15'0 x 7'9 (4.57m x 2.36m)
CONTEMPORARY DINING KITCHEN:	13'2 x 9'10 (4.01m x 3.00m)
REAR HALL:	3'5 x 2'9 (1.04m x 0.84m)
UTILITY ROOM:	8'1 x 7'5 (2.46m x 2.26m)
GENEROUS LOUNGE:	15'2 x 11'9 (4.62m x 3.58m)
SITTING/ DINING ROOM:	9'10 x 9'9 (3.00m x 2.97m)
GROUND FLOOR BEDROOM (3):	11'10 x 9'10 (3.61m x 3.00m)
CONTEMPORARY FOUR-PIECE BATHROOM:	7'10 x 6'8 (2.39m x 2.03m)
FIRST FLOOR LANDING:	3'10 x 3'2 (1.17m x 0.97m)
MASTER BEDROOM: Max measurements provided.	15'2 x 13'6 (4.62m x 4.11m)
BEDROOM TWO: Max measurements provided.	13'5 x 12'9 (4.09m x 3.89m)
INTEGRAL SINGLE GARAGE: Accessed via a secure wooden double doors. Equipped with power, lighting and fitted work surfaces. uPVC double glazed window to the left side elevation. A rear personal door gives access to the utility room. Providing great scope to be utilised into additional living accommodation. Subject to relevant approvals.	19'0 x 8'1 (5.79m x 2.46m)



EXTERNALLY:

This beautifully maintained home occupies a popular residential position, close to amenities, main roads and the Town Centre. The property STANDS PROUD on a wonderful 0.12 of an acre private plot. The front aspect is welcomed with dropped kerb vehicular access onto an EXTENSIVE TARMAC DRIVEWAY. Ensuring AMPLE OFF-STREET PARKING for a variety of vehicles and access into the integral single garage. The well-tended front garden is laid to lawn with a range of planted bushes, a low-level walled front boundary and fenced left side boundary, with a secure timber personal gate, opening onto a concrete pathway, with external wall light. Leading down to the WELL-APPOINTED and BEAUTIFULLY MAINTAINED rear garden. Predominantly laid to lawn. Enjoying a vast range of complementary planted borders, hosting a variety of mature plants, bushes and shrubs. There is a substantial paved seating area. Directly accessed from the uPVC double glazed personal door in the rear hallway or the sliding doors in the sitting/ dining room, with outside tap and external security light. Provision for a garden shed, fully fenced side and rear boundaries, ensuring a high-degree of privacy, all year round.

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.

Approximate Size: 1,265 Square Ft.

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

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'C'

EPC: Energy Performance Rating: 'tbc'- On Order

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, approximately 1 mile away from the Town Centre. 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, approximately 1 hour 15 minutes. There is also access to Lincoln and Nottingham via Newark Castle station. The property itself backs onto the delightful Sconce and Devon Park. Perfect for idyllic walks with the dog!

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.

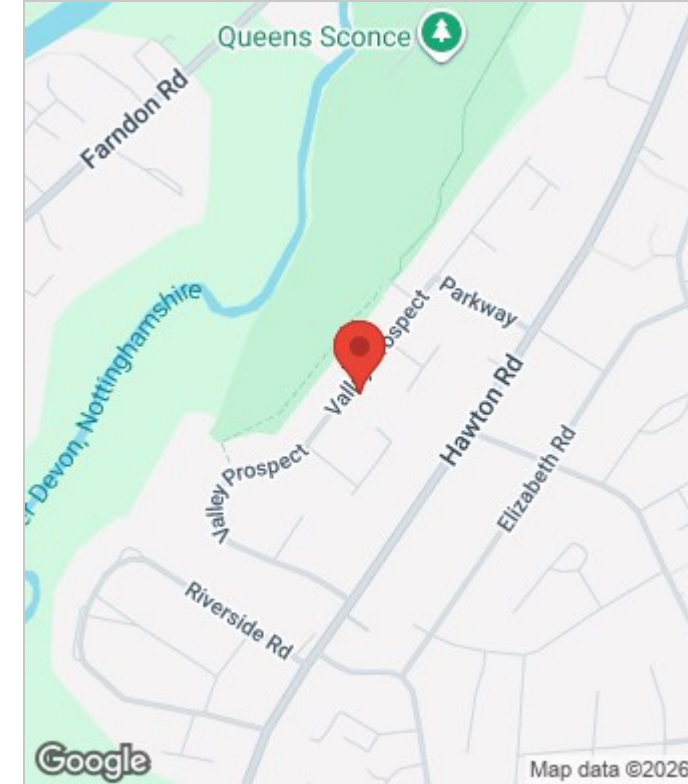
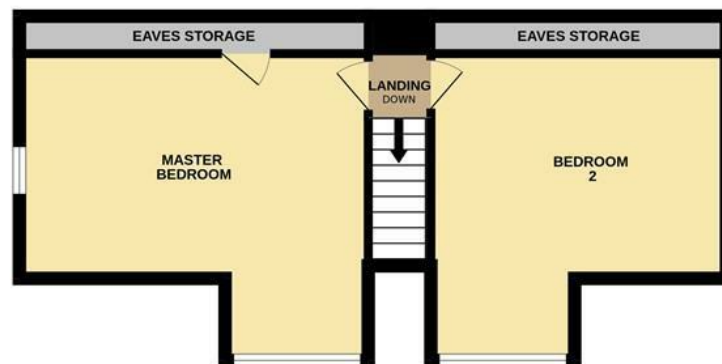
Draft Details-Awaiting Approval:

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



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		
England & Wales	EU Directive 2002/91/EC	