



Barley Way, Newark

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OLIVER REILLY 



# Barley Way, Newark

Asking Price: £175,000

- MODERN END TERRACE HOME
- CUL-DE-SAC POSITION
- LARGE LOUNGE & CONSERVATORY
- PRIVATE ENCLOSED GARDEN
- uPVC DOUBLE Glazed & GAS CH
- THREE BEDROOMS
- EASE OF ACCESS ONTO A1 & A46
- GF W.C & FIRST FLOOR SHOWER ROOM
- LARGE DRIVEWAY & DETACHED GARAGE
- NO CHAIN! Tenure: Freehold EPC 'D'

## DON'T MISS OUT...

You'll need to be quick off the mark to secure this excellent contemporary three bedroom END terrace home. Pleasantly positioned at the head of a convenient cul-de-sac, on the edge of Newark Town Centre, providing ease of access onto the A1 and A46. The property is awaiting a new lease of life. Prepared to inspire and allow you to make your own mark, both, inside and out! The enviable position promotes an extensive multi-car driveway, with the addition of a SUPERB OVER-SIZED DETACHED BRICK-BUILT GARAGE. Providing an electric up/ over door, power and lighting. Internally, the accommodation comprises: Entrance hall, ground floor W.C, large lounge with feature fireplace, an equally spacious dining kitchen and a smashing conservatory with complimentary tiled flooring. The first floor landing leads into a shower room and three WELL-PROPORTIONED bedrooms. Two of which hosts extensive fitted wardrobes. Externally, the well-appointed and triangulated enclosed garden retains a vast degree of privacy. Primed for you to impress your personality. There is a wonderful established tree-lined outlook to the right side elevation. Encouraging further privacy, all year round. Further benefits of this marvelous modern-day home include uPVC double glazing throughout and gas central heating. Marketed with NO ONWARD CHAIN!



### ENTRANCE HALL:

5'8 x 3'1 (1.73m x 0.94m)

Accessed via a secure external door. Providing carpeted flooring, a ceiling light fitting, single panel radiator, central heating thermostat, uPVC double glazed window to the side elevation. Access into the lounge and ground floor W.C.

### GROUND FLOOR W.C:

5'8 x 2'7 (1.73m x 0.79m)

Providing carpeted flooring, a low-level W.C, ceramic wash hand basin with chrome taps, partial walled tiled splash backs and under counter vanity storage unit. Access to the electrical RCD consumer unit. Ceiling light fitting, single panel radiator and obscure uPVC double glazed window to the front elevation.

### LOUNGE:

15'7 x 14'6 (4.75m x 4.42m)

A GENEROUS reception room. Providing carpeted flooring, stairs rising to the first floor with an open-spindle balustrade. Ceiling light fitting, smoke alarm, central feature fireplace housing an inset electric fire with raised hearth and decorative surround. TV point, a double-panel radiator and single panel radiator. Wall-mounted air-conditioning unit. uPVC double glazed window to the front elevation. Access into the dining kitchen. Max measurements provided.

### DINING KITCHEN:

14'6 x 8'3 (4.42m x 2.51m)

Providing laminate flooring. The fitted kitchen hosts a range of wall and base units with laminate roll-top work surfaces over and majority walled tiled splash backs. Inset stainless steel sink. Integrated electric oven with four ring gas hob over and extractor hood above. Plumbing for an under counter washing machine. Provision for a freestanding fridge freezer. Two ceiling light fittings. Sufficient space for a dining table. Walk-in under stairs storage cupboard. uPVC double glazed window to the rear elevation. uPVC double glazed French doors open into the conservatory.

### CONSERVATORY:

11'6 x 7'8 (3.51m x 2.34m)

Of part brick and uPVC construction, with a pitched poly-carbonate roof with roof light and ceiling light fitting with fan. Providing tiled flooring, uPVC double glazed windows to both side and rear elevations. uPVC double glazed French doors open out into the garden.

### FIRST FLOOR LANDING:

7'9 x 5'10 (2.36m x 1.78m)

Providing carpeted flooring, an open spindle balustrade, a ceiling light fitting, smoke alarm, loft hatch access point and uPVC double glazed window to the side elevation. Access into the shower room and all three bedrooms.

### MASTER BEDROOM:

13'2 x 8'5 (4.01m x 2.57m)

A well-proportioned DOUBLE bedroom. Located at the front of the property. Providing carpeted flooring, a ceiling light fitting, single panel radiator. Two double fitted wardrobes with useful over-head storage cupboards above. uPVC double glazed window to the front elevation.





**BEDROOM TWO:** 10'8 x 8'5 (3.25m x 2.57m)  
A further DOUBLE bedroom. Located at the rear of the property. Providing carpeted flooring, a ceiling light fitting, single panel radiator and uPVC double glazed window to the rear elevation. Overlooking the garden. Max measurements provided.

**BEDROOM THREE:** 10'3 x 5'9 (3.12m x 1.75m)  
A well-appointed single bedroom. Providing carpeted flooring, a ceiling light fitting, single panel radiator and a large extensive fitted wardrobe with sliding doors. uPVC double glazed window to the front elevation. Max measurements provide up to the fitted wardrobes.

**SHOWER ROOM:** 6'3 x 5'6 (1.91m x 1.68m)  
Providing tiled flooring. A double fitted shower cubicle with mains shower facility and stylish modern mermaid boarding. Low-level W.C and a ceramic wash hand basin with chrome taps, inset to a fitted vanity base storage unit with laminate work surfaces above. Single panel radiator and ceiling light fitting. Obscure uPVC double glazed window to the rear elevation.

**LARGE DETACHED GARAGE:** 18'6 x 11'9 (5.64m x 3.58m)  
Very generously proportioned. Of brick built construction, with a pitched tiled roof. Providing an electric up/ over garage door, power, lighting and useful over-head eaves storage. A secure rear personnel door gives access into the garden.

**Externally:**  
The front aspect provides an extensive 'crazy-paved' multi-car driveway. The right side aspect hosts a tarmac driveway, in front of the large detached garage. A tarmac pathway leads to a secure timber right side access gate, which hosts the concealed gas and electricity meters. This leads into the well-appointed enclosed rear garden. Triangulated in shape. Predominantly paved, with scope to inject your own personality. There is an outside tap and 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.**

**Local Authority:**  
Newark & Sherwood District Council.

**Council Tax: Band 'B'**

**Approximate Size: 800 Square Ft.**  
Measurements are approximate and for guidance only.

**EPC: Energy Performance Rating: 'D' (64)**

**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:**

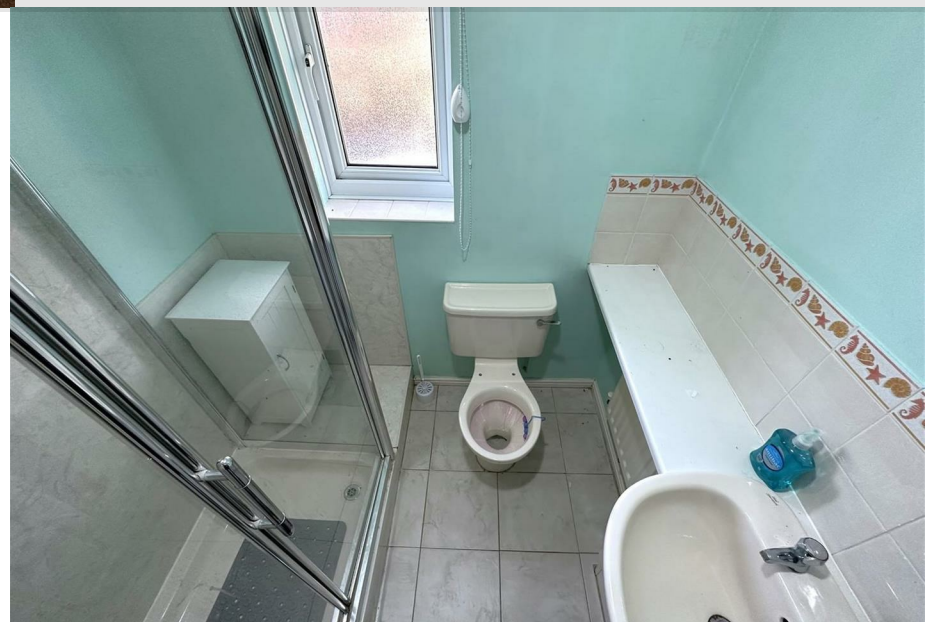
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

**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:**

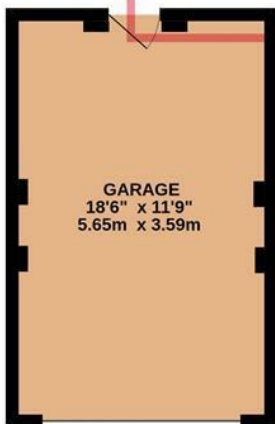
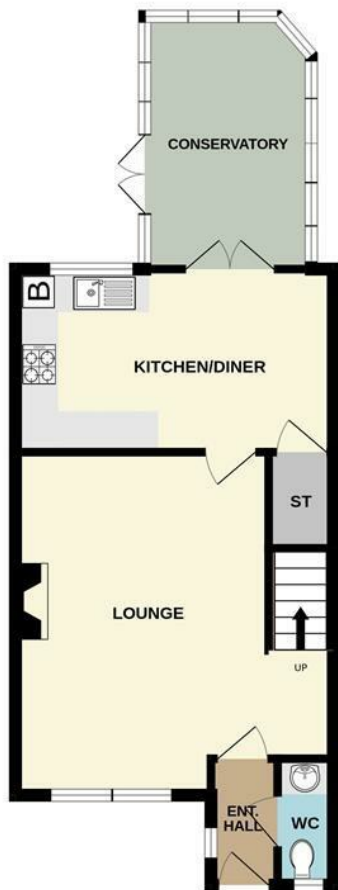
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and 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



OLIVER REILLY



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	