



St. Peters Close, Farndon, Newark

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# St. Peters Close, Farndon, Newark

- MAGNIFICENT DETACHED HOME
- DELIGHTFUL CUL-DE-SAC POSITION
- GF W,C & FIRST FLOOR BATHROOM
- WONDERFUL 0.17 OF AN ACRE CORNER PLOT WITH LANDSCAPED GARDENS
- EXQUISITE CONDITION & VERSATILE LAYOUT
- THREE DOUBLE BEDROOMS
- THREE/ FOUR RECEPTION ROOMS
- SUPERB EXTENSIVE KITCHEN & UTILITY ROOM
- SUBSTANTIAL BLOCK PAVED DRIVEWAY
- POPULAR VILLAGE WITH AMENITIES! CLOSE TO MAIN ROADS! Tenure: Freehold EPC 'C'

Guide Price: £375,000- £395,000. A HANDSOME HOME! STANDING OUT FROM THE CROWD!... Here we have the EPTIOME OF EXCELLENCE! Standing proud in a QUIET, SOUGHT-AFTER & HIGHLY DESIRABLE VILLAGE. Pleasantly situated on the outskirts of Newark Town Centre. Boasting ease of access onto the A46 and A1. This BRIGHT & BEAUTIFUL detached chalet-style home is presented to a MAGNIFICENT MODERN STANDARD! Representing an immediate WEALTH OF WARMTH, along with a SUBSTANTIAL & VERSATILE LAYOUT. Spanning in excess of 1,500 square/ft. PERFECTLY-PROPORTIONED & FREE-FLOWING, with accommodation comprising: Inviting reception hall with complementary oak staircase and glass partitions. A ground floor W.C, sizeable study/ bedroom (3), a lovely dining room OPEN-PLAN through to a GENEROUS 23FT DUAL-ASPECT LIVING ROOM with inset multi-fuel burner. A FABULOUS CONTEMPORARY KITCHEN. Hosting a range of integrated appliances and extensive larder cupboards, a separate utility room and an EXPANSIVE MULTI-PURPOSE GARDEN ROOM with front and rear French doors, aligning to enhance the living functionality further.

The first floor promises TWO COPIOUS DOUBLE BEDROOMS. Both with EXTENSIVE FITTED WARDROBES and a modern three-piece bathroom.

Externally, the IMPRESIVELY LANDSCAPED 0.17 OF AN ACRE PRIVATE PLOT is a huge credit to the existing owners. Having been thoughtfully designed, with a striking balance of relaxation and practicality in-mind. Enjoying a variety of secluded seating areas, a delightful vegetable garden and a LARGE INDIAN SANDSTONE ENTERTAINMENT SPACE. The EXTENSIVE BLOCK PAVED DRIVEWAY ensures ample off-street parking for a variety of vehicles.

Additional benefits of this wonderful home, with fabulous flexibility include uPVC double glazing, complementary oak internal doors throughout and gas central heating, via a modern boiler.

Internal viewings are ESSENTIAL as this is a home with SPACE TO SAVOUR & ROOM TO RELAX!!!



Guide Price £375,000 - £395,000



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| <b>RECEPTION HALL:</b><br>Max measurements provided.                                                                                                                                                                                                                                                                                                                                                                        | 10'10 x 10'5 (3.30m x 3.18m) |
| <b>GROUND FLOOR W.C:</b>                                                                                                                                                                                                                                                                                                                                                                                                    | 8'7 x 2'7 (2.62m x 0.79m)    |
| <b>BEDROOM THREE/ STUDY:</b>                                                                                                                                                                                                                                                                                                                                                                                                | 10'8 x 9'0 (3.25m x 2.74m)   |
| <b>DINING ROOM:</b>                                                                                                                                                                                                                                                                                                                                                                                                         | 10'9 x 10'6 (3.28m x 3.20m)  |
| <b>OPEN-PLAN LIVING ROOM:</b><br>Max measurements provided.                                                                                                                                                                                                                                                                                                                                                                 | 23'4 x 11'9 (7.11m x 3.58m)  |
| <b>GENEROUS CONTEMPORARY KITCHEN:</b><br>Max measurements provided.                                                                                                                                                                                                                                                                                                                                                         | 22'5 x 8'9 (6.83m x 2.67m)   |
| <b>UTILITY ROOM:</b>                                                                                                                                                                                                                                                                                                                                                                                                        | 7'8 x 6'4 (2.34m x 1.93m)    |
| <b>MULTI-PURPOSE GARDEN ROOM:</b><br>A generous reception space, showcasing scope to be utilised for a variety of purposes. With complementary ceramic tiled flooring, a double panel radiator, recessed ceiling spotlights, a fitted storage cupboard. Housing the gas meter. uPVC double glazed French doors to the front and rear aspect give access to the driveway and private rear garden. Max measurements provided. | 19'8 x 9'5 (5.99m x 2.87m)   |
| <b>FIRST FLOOR LANDING:</b>                                                                                                                                                                                                                                                                                                                                                                                                 | 10'5 x 2'8 (3.18m x 0.81m)   |
| <b>MASTER BEDROOM:</b><br>Max measurements provided.                                                                                                                                                                                                                                                                                                                                                                        | 14'9 x 12'3 (4.50m x 3.73m)  |
| <b>BEDROOM TWO:</b><br>Max measurements provided.                                                                                                                                                                                                                                                                                                                                                                           | 14'9 x 11'8 (4.50m x 3.56m)  |
| <b>MODERN FIRST FLOOR BATHROOM:</b>                                                                                                                                                                                                                                                                                                                                                                                         | 8'4 x 5'10 (2.54m x 1.78m)   |



#### EXTERNALLY:

This attractive detached home, occupies a peaceful cul-de-sac position, in one of the most sought-after area's of the village. Boasting an enviable 0.17 of an acre corner plot. The front aspect is greeted with dropped kerb vehicular access onto an EXTENSIVE BLOCK PAVED DRIVEWAY. Ensuring ample off-street parking for a variety of vehicles. The lovely front garden is predominantly gravelled with oval hard-standing/ seating space. There are complementary planted borders and fenced side boundaries. Access to the front entrance door with external wall light. A left sided timber gate opens to the BEAUTIFULLY LANDSCAPED EAST FACING REAR GARDEN. Predominantly laid to lawn, with attractive planted borders and a wonderful variety of paved seating areas. Including a substantial Indian sandstone outdoor entertainment area, with outside tap. There is large paved hard-standing to the left side aspect, with a raised vegetable garden and provision for a potting shed and a separate/ sizeable garden shed. There are fenced side boundaries, part fenced and mature hedged rear boundaries.

#### Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a condensing system, with a new cylinder installed in 2021 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: 1,580 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' (69)

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: Farndon

Farndon is an extremely popular and well served village, located approximately 3 miles from Newark Town Centre, which hosts a wide array of excellent amenities, including an excellent train service via Newark North Gate Station, which provides a direct link through to LONDON KINGS CROSS STATION in approximately 75 minutes. The village offers ease of access onto the A46 (Nottingham & Lincoln) and A1 (North/South). The village provides a convenience store, post office, hairdressers, a thriving village hall, popular primary school and three public houses. The Rose & Crown, The Farndon Ferry and Riverside, which is appropriately positioned close to a pleasant walkway along the river banks

#### 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.



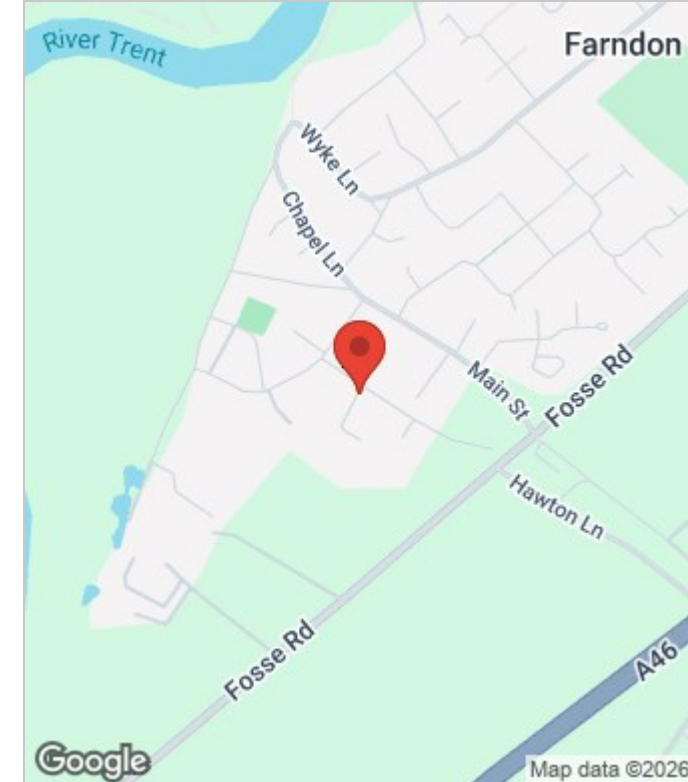


GROUND FLOOR



OLIVER REILLY

1ST FLOOR



## Energy Efficiency Rating

|                                             | Current   | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            | <b>69</b> | <b>79</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 |           |           |

England &amp; Wales

EU Directive  
2002/91/EC