



Edgehill Drive, Newark



Guide Price £280,000 to £290,000

- Detached Family Home
- Four Double Bedrooms
- Four Reception Rooms
- Breakfast Kitchen & Utility
- Ensuite, Bathroom & G/F WC
- South Facing Rear Garden
- Driveway
- Council Tax band: D
- Tenure: Freehold
- EPC Rating: C



Pleasantly positioned within a popular cul-de-sac location, with only two properties driving passed this home, lies this versatile detached property that boasts four reception rooms and a wonderful SOUTH FACING rear garden. Conveniently located for access to the A1 as well as Newark town centre, this property presents the perfect family home. Lending itself to a degree of cosmetic enhancement, the property's accommodation comprises to the ground floor: entrance hallway, WC, converted garage space that would act as a fantastic play room/games room, spacious lounge with feature fireplace, opening through to a separate dining room having French doors opening to the conservatory, and a breakfast kitchen which benefits from a breakfast bar, provision for free standing cooker and French doors opening to the rear garden and access to the utility room. The first floor has a family bathroom suite, and four DOUBLE bedrooms, with the master bedroom also having an ensuite shower room. Externally, this home benefits from a driveway providing off street parking for multiple vehicles and a lovely rear garden space that has a paved outdoor seating area, lawned area and low maintenance borders. Other features include gas central heating and wooden double glazed windows.



ACCOMMODATION - Rooms & Measurements 0.00m x 0.00m (0'0" x 0'0")

Entrance Hallway 0.00m x 0.00m (0'0" x 0'0")

Ground Floor WC 1.60m x 0.69m (5'3" x 2'8")

Lounge 5.08m x 3.78m (16'8" x 12'5") maximum measurements

Dining Room 3.43m x 2.41m (11'3" x 7'11")

Play Room 5.13m x 2.39m (16'10" x 7'10")

Conservatory 2.84m x 2.64m (9'4" x 8'8")

Breakfast Kitchen 4.93m x 3.40m (16'2" x 11'2") maximum measurements

Utility Room 1.88m x 1.60m (6'8" x 5'3")

First Floor Landing

Master Bedroom 3.68m x 3.25m (12'1" x 10'8") maximum measurements

Ensuite Shower Room 2.08m x 1.35m (6'10 x 4'5) maximum measurements

Bedroom Two 4.52m x 2.64m (14'10 x 8'8)

Bedroom Three 4.09m x 2.62m (13'5 x 8'7)

Bedroom Four 3.40m x 2.74m (11'2 x 9'0) maximum measurements

Bathroom 2.13m x 1.88m (7'2 x 6'2) maximum measurements

Services

Mains gas, electricity, water and drainage are connected.

Newark

A traditional market town that benefits from its excellent location, situated just off the A1 and A46 between the cities of Nottingham and Lincoln and having 2 railway stations including Northgate Station which is on the east coast Main line offering commuters and shoppers easy access to London. The town is full of character with its bustling traditional cobbled market square and ruins of Newark castle that date back to 1123. Newark boasts a wealth of successful independent shops and boutiques, as well as a wide range of national chains. The town also offers an array of restaurants and cafes, a theatre and a multi-screen cinema. Newark is also a hub for antique enthusiasts, with its various antique shops and regular antique fairs held at the nearby Newark Showground.

Anti-Money Laundering Regulations

Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.





Agent's Note - Draft Particulars

Please note 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 these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements cannot be taken to be accurate, they are given as a guide only.

Interactive Property Report

An Interactive Property Report for this property can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla and Newton Fallowell. The report includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

Referrals

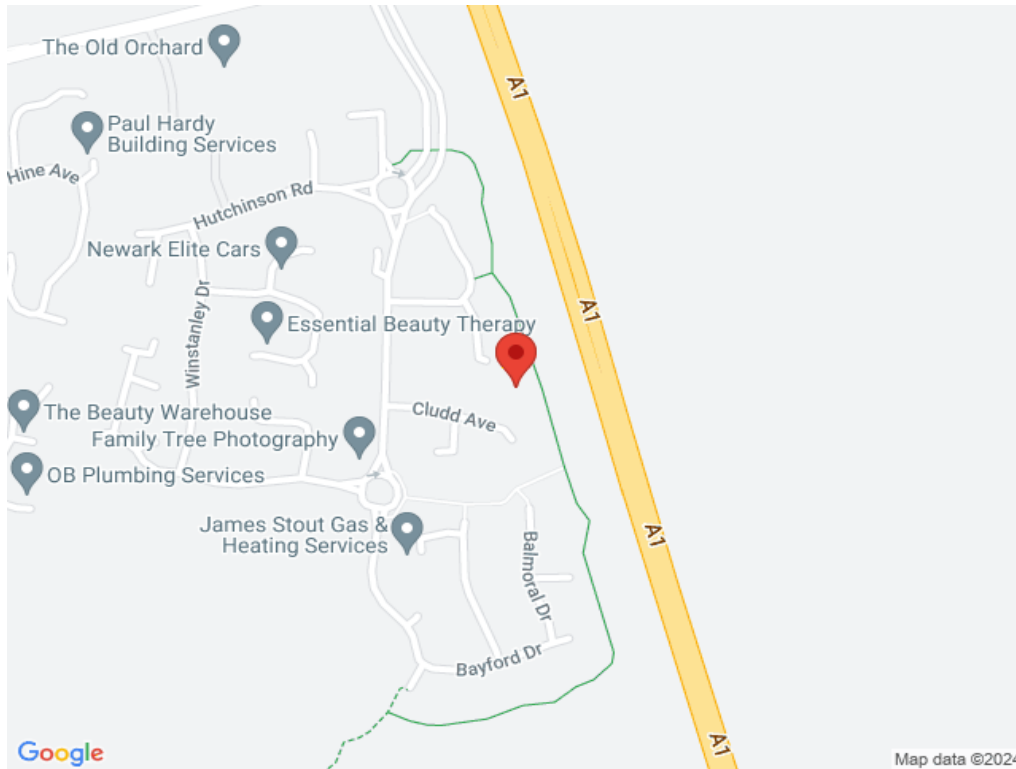
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers.

Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to.

Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them.

Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information please call the office.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | 71 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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