

 **NEWTON FALLOWELL**

De Havilland Way, Newark



**Guide Price £475,000 to £500,000**

- Executive Detached Home
- Four Bedrooms
- Two Ensuites, Bathroom & GF WC
- Three Reception Rooms
- Granite Dining Kitchen & Sep Utility
- Generous Balcony with Meadow Views
- Double Garage & Driveway
- Council Tax Band: E
- Tenure: Freehold
- EPC Rating: C



This marvellous executive style detached home boasts a wonderful corner plot position within a quiet cul-de-sac on the outskirts of Newark-on-Trent and enjoys a generous balcony that overlooks a beautiful meadow to the rear. This home is immaculately presented throughout and offers ideal living accommodation for a couple or a family seeking a quality property. The property's accommodation comprises to the ground floor: entrance hallway, WC, bay fronted study/home office, bay fronted lounge with feature fireplace and doors opening to an incredible garden room which offers both lounging and dining opportunities, also having French doors that lead to the rear garden and again doors back through to the dining room, which is open plan to a quality granite kitchen which benefits from appliances to include a four ring gas hob, two electric fan assisted ovens, microwave, fridge/freezer and dishwasher, with a further door opening to an extensive utility room that also has a fridge/freezer and dishwasher. On the first floor, there is a family bathroom suite and four bedrooms, two of which having both a dressing area and ensuite shower room. The master bedroom also enjoys access on to the balcony providing gorgeous views across the meadow to the rear. Externally, the property is accessed via a small shared drive and offers a corner position with its own block paved driveway giving access to the double garage that has twin electric garage doors. The rear garden offers a wonderful degree of privacy and has been landscaped to include a patio terrace overlooking the garden with steps down to a predominantly lawned area and a variety of plants, shrubs and trees to borders. Other features of this home include an air conditioning system with vents to the principal rooms, UPVC double glazing and gas central heating. Viewing will be key to appreciate the position and quality of this home.





## ACCOMMODATION - Rooms & Measurements

### Entrance Hallway

Ground Floor WC  
1.40m x 1.09m (4'7 x 3'7)

Study/Home Office  
3.07m x 2.57m (10'1 x 8'5) maximum measurements, into bay window

Lounge  
5.44m x 3.48m (17'10 x 11'5) maximum measurements, into bay window

Garden Room  
7.16m x 5.54m (23'6 x 18'2) maximum measurements

Kitchen  
5.13m x 2.87m (16'10 x 9'5) maximum measurements

Dining Area  
3.20m x 2.59m (10'6 x 8'6)

Utility Room  
9.09m x 1.83m (29'10 x 6'0)

### First Floor Landing

Master Bedroom  
3.63m x 2.87m (11'11 x 9'5)

Dressing Area  
4.37m x 1.78m (14'4 x 5'10)

## Ensuite

2.18m x 1.57m (7'2 x 5'2) maximum measurements

## Balcony

12.12m x 5.82m (39'9 x 19'1) maximum measurements

## Bedroom Two

4.60m x 2.92m (15'1 x 9'7)

## Dressing Area

2.41m x 1.83m (7'11 x 6'0)

## Ensuite

1.83m x 1.68m (6'0 x 5'6)

## Bedroom Three

3.89m x 2.87m (12'9 x 9'5)

## Bedroom Four

2.59m x 2.01m (8'6 x 6'7)

## Bathroom

2.57m x 1.75m (8'5 x 5'9) maximum measurements

## Double Garage

5.54m x 5.38m (18'2 x 17'8)

## 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.

## Agent's Note - Sales Particulars

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 are taken internally and cannot be assumed 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.

## 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.

## 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.

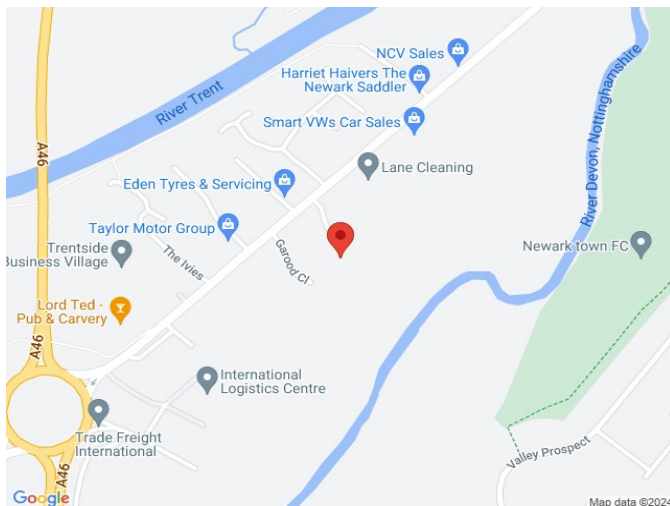


# Floorplan

GROUND FLOOR



1ST FLOOR



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             | 72 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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