



Bluebell Drive, Newark



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Guide Price £260,000 to £270,000



Key Features

- Modern Three Storey Semi Detached
- Three Bedrooms
- Ensuite, Bathroom & G/F WC
- Open Plan Living/Dining Kitchen
- Off Street Parking
- Generous Enclosed Rear Garden
- Council Tax Band: B
- EPC Rating: B
- Tenure: Freehold

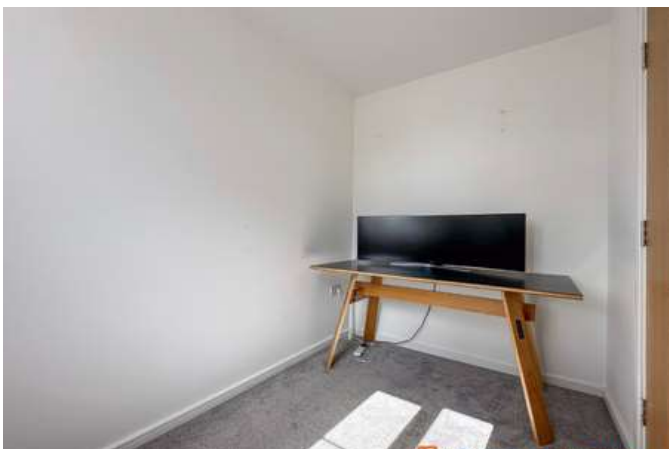




Enjoying a delightful position set back from the road in the popular modern development of Middlebeck, this home is conveniently located for ease of access to Newark town centre, as well as to the A1. Ready to move straight into, this property is marketed with NO CHAIN.

Representing a wonderful blank canvas, the property's immaculate accommodation comprises to the ground floor: entrance hall, WC and a door opening to a gorgeous open plan living/dining kitchen with Velux roof lights and French doors opening to the rear garden. The kitchen benefits from a range of appliances to include a five ring gas hob, electric oven and combi oven, integrated fridge/freezer, dishwasher and provision for a washing machine. The first floor has two bedrooms, modern family bathroom suite and a door from the landing gives private access to stairs that rise to the master suite on the top floor. The suite includes a large double bedroom space with roof lights allowing an abundance of light, wardrobes with sliding doors and a quality ensuite shower room.

Outside, the property is accessed via a shared driveway before leading to the property's private tarmac driveway providing off street parking. The garden is sizeable for this style of home and offers great potential with the rear garden predominantly laid to lawn with a paved seating area. Other features of this home include UPVC double glazing, gas central heating and is still under an NHBC warranty.



ACCOMMODATION - Rooms & Measurements

Entrance Hall 6'6" x 9'1" (2m x 2.8m)
maximum measurements

Ground Floor WC 2'8" x 5'7" (0.8m x 1.7m)

Kitchen 9'5" x 14'10" (2.9m x 4.5m)
maximum measurements

Living/Dining Area 12'10" x 16'2" (3.9m x 4.9m)

First Floor Landing

Bedroom Two 9'5" x 12'11" (2.9m x 3.9m)
maximum measurements

Bedroom Three 6'3" x 9'5" (1.9m x 2.9m)

Bathroom 6'2" x 6'4" (1.9m x 1.9m)

Second Floor

Bedroom One 12'11" x 18'7" (3.9m x 5.7m)
maximum measurements

Ensuite Shower Room 6'7" x 6'9" (2m x 2.1m)
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.

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

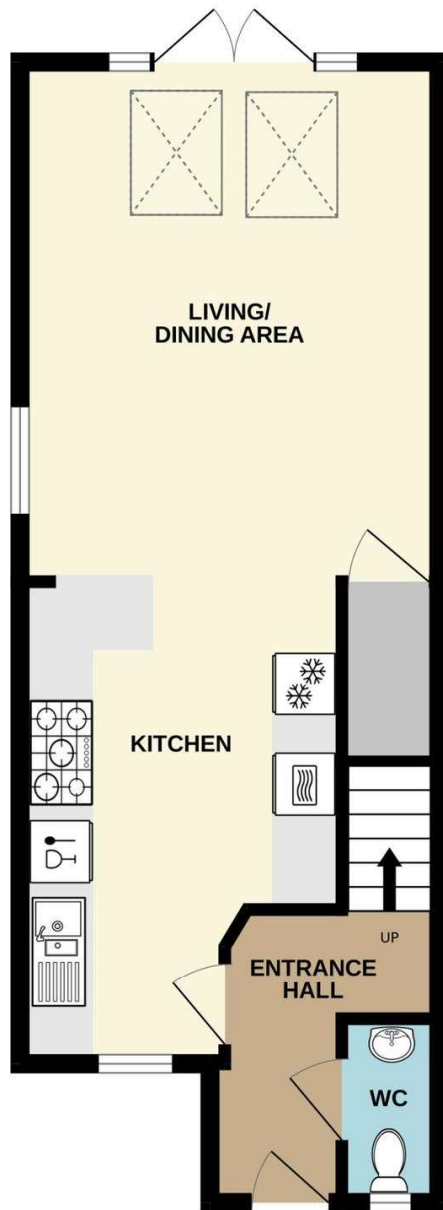
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers.

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.

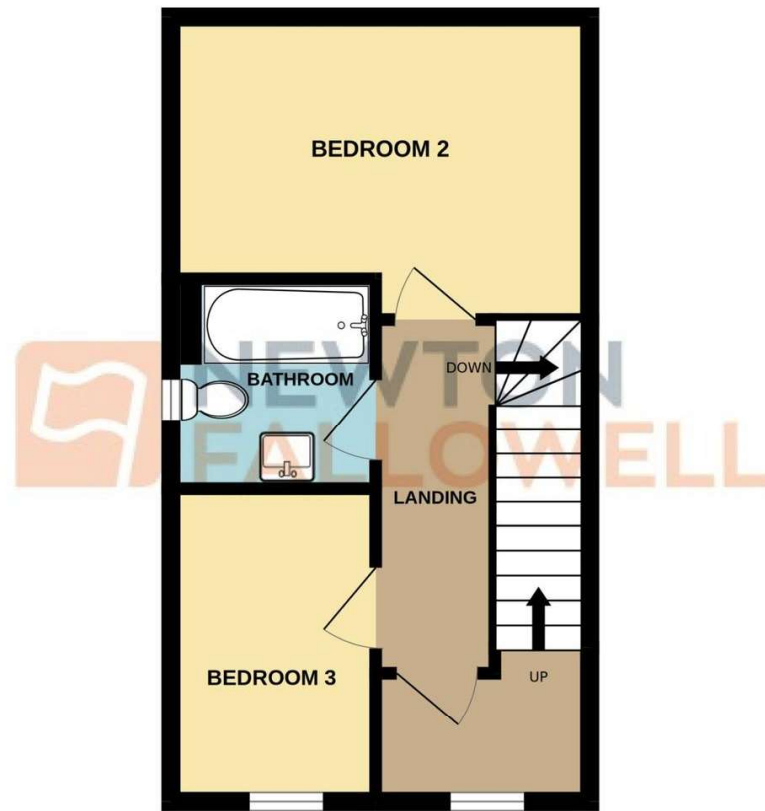
Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.



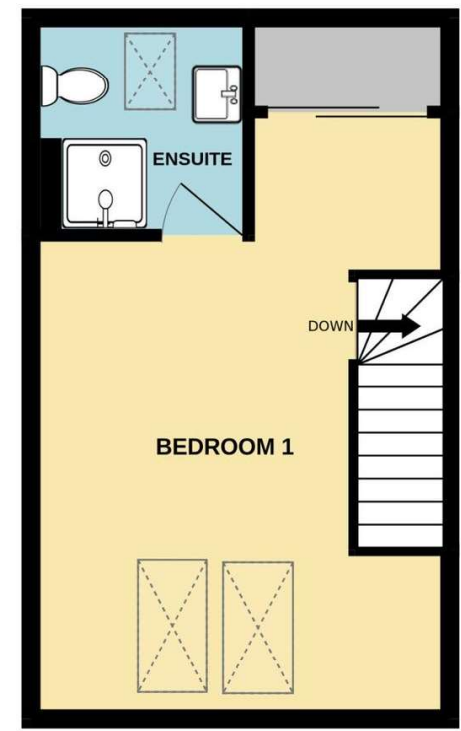
GROUND FLOOR



1ST FLOOR



2ND FLOOR





Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

