

HoldenCopley

PREPARE TO BE MOVED

Highfields Drive, Newark, Nottinghamshire NG22 8SN

Guide Price £165,000 - £185,000

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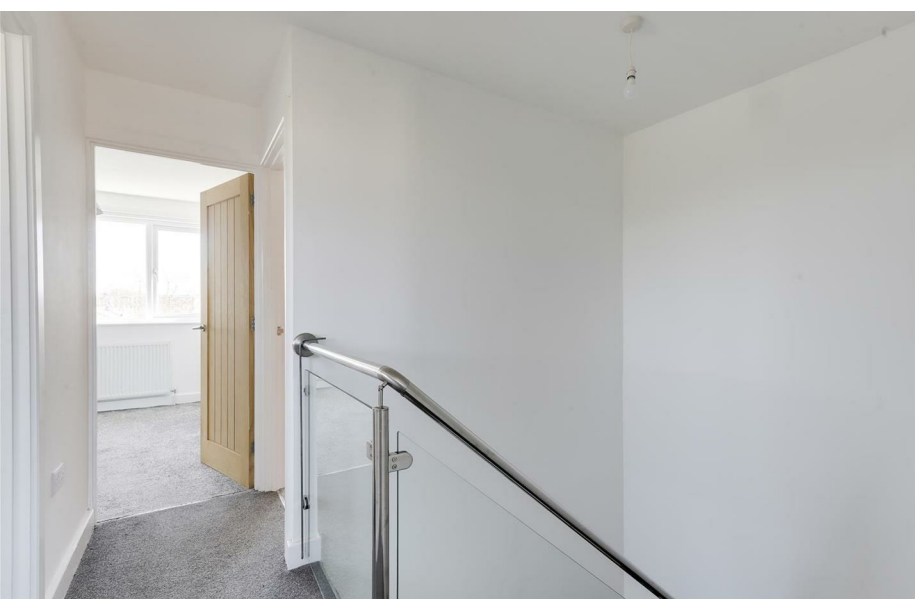
GUIDE PRICE £165,000 - £185,000

NO UPWARD CHAIN...

This well presented three-bedroom semi-detached home, offered with no upward chain, is perfect for anyone looking to move straight in. Nestled in a village location, the property enjoys easy access to local shops, excellent transport links, and great school catchments, making it an ideal choice for families and professionals alike. The ground floor welcomes you with a hallway leading into a spacious reception room, complete with a built-in media wall and double French doors that open onto the garden, seamlessly blending indoor and outdoor living. The modern fitted kitchen diner provides a contemporary space for cooking and entertaining. Upstairs, the first floor offers three well-proportioned bedrooms, a three-piece bathroom suite, and access to a boarded loft, perfect for additional storage. Externally, the property boasts a block-paved driveway at the front, providing ample off-road parking. To the rear, a private garden features patio areas and a well-maintained lawn, creating an ideal setting for relaxation and outdoor gatherings. With its modern interiors, well-connected location, and move-in-ready condition, this property presents an outstanding opportunity for its next owners.

MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Modern Fitted Kitchen Diner
- Spacious Reception Room With Built-In Media Wall
- Three Piece Bathroom Suite
- Off-Road Parking
- Private Enclosed Rear Garden
- Village Location
- No Upward Chain
- Must Be Viewed





GROUND FLOOR

Hallway

8'2" x 4'4" (2.51 x 1.34)

The hallway has an entrance mat, tiled flooring, carpeted stairs, a radiator and a single UPVC door providing access into the accommodation.

Living Room

15'0" x 12'7" (4.58 x 3.86)

The living room has UPVC full length double-glazed windows to the rear elevation, carpeted flooring, a radiator, a built-in media wall, a built-in open cupboard, recessed spotlights and UPVC double French doors providing access out to the garden.

Kitchen-Diner

15'0" x 13'2" (4.58 x 4.02)

The kitchen-diner has a range of fitted base and wall units with worktops, an integrated oven, a hob with an extractor hood, a sink and a half with a drainer and a moveable swan neck mixer tap, space for a fridge-freezer, space and plumbing for a washing machine and dishwasher, tiled flooring, a radiator, a built-in cupboard, recessed spotlights and UPVC double-glazed windows to the front elevation.

FIRST FLOOR

Landing

9'3" x 2'7" (2.82 x 0.80)

The landing has carpeted flooring, a glass and chrome balustrade, access into the boarded loft via a drop-down ladder and provides access to the first floor accommodation.

Master Bedroom

14'11" x 8'6" (4.57 x 2.60)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring and a radiator.

Bedroom Two

12'9" x 7'0" (3.90 x 2.14)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring and a radiator.

Bedroom Three

9'9" x 7'7" (2.98 x 2.33)

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring and a radiator.

Bathroom

9'3" x 4'6" (2.84 x 1.39)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a mains-fed shower and a glass shower screen, wood-effect flooring, a chrome heated towel rail, waterproof wall panels, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front is a block paved driveway and a single iron gate providing access to the rear.

Rear

To the rear is a private garden with a fence panelled boundary, two patio areas and a lawn.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 10000 Mbps (Highest available download speed) 10000 Mbps (Highest available upload speed)

Phone Signal – Most 4G & some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Newark & Sherwood District Council - Band E

This information was obtained through the directgov website.

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

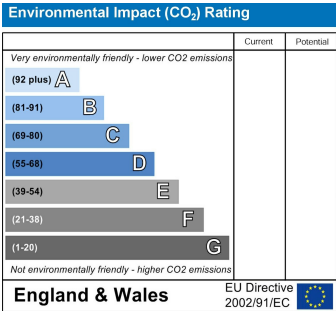
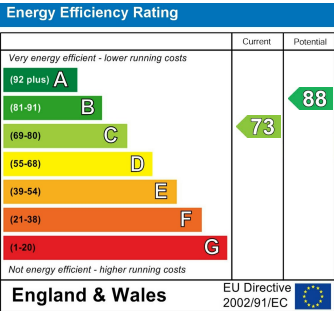
The vendor has advised the following:

Property Tenure is Freehold

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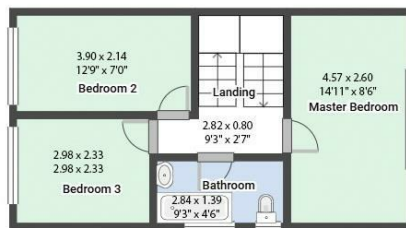
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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