



Syerston Way, Newark

 3  2  1  C


OLIVER REILLY



Syerston Way, Newark

Guide Price £300,000

- Lovely Detached Home
- Quiet Cul-De-Sac Position
- Spacious Lounge & Dining Kitchen
- Detached Garage & Block Paved Driveway
- Ease Of Access To A1 & A46
- Three Bedrooms
- GF W.C, First Floor Bathroom & En-Suite
- Extremely Well Presented Throughout
- Delightful Enclosed Rear Garden
- Tenure: Freehold EPC 'C'

WARMTH & STYLE IN ABUNDANCE! THE PERFECT FAMILY HOME!!

We are delighted to present this picture perfect detached contemporary home, privately positioned within an exclusive and highly sought after cul-de-sac, situated on the outskirts of Newark Town Centre, providing ease of access onto the A1 and A46, with excellent local amenities on-hand. This lovely residence has been superbly presented inside and out. This bright and stylish home is a real MUST SEE. The property's generous free-flowing layout comprises: Inviting entrance hall, ground floor W.C, spacious dual-aspect lounge and equally sizeable OPEN-PLAN dining kitchen. The first floor landing provides access into THREE WELL-PROPORTIONED BEDROOMS, all hosting extensive fitted wardrobes. There is also a modern en-suite benefitting the master bedroom and a separate three-piece family bathroom. Externally, the property enjoys a delightful, well-maintained rear garden, with a private paved seating/entertaining area. The front aspect provides a block paved driveway, with ample off street parking and access into a DETACHED SINGLE GARAGE, providing power and lighting. Further benefits of this superb family home include uPVC double glazing throughout, gas central heating via a modern combination boiler and a high energy efficacy rating (EPC: C). Early viewings are ESSENTIAL, in order to fully appreciate the private residential position and fantastic accommodation available.



Entrance Hall: 152 x 6'0 (4.62m x 1.83m)

Accessed via a secure composite front entrance door. Providing LCT wood effect flooring. Useful under stairs storage cupboard, carpet stairs rising to the first floor. Access into the lounge, dining kitchen and ground floor W.C;

Ground Floor W.C: 6'1 x 3'8 (1.85m x 1.12m)

With low level W.C and ceramic wash hand basin.

Lounge: 18'5 x 10'4 (5.61m x 3.15m)

Of a generous proportion with wood effect LVT flooring, dual-aspect outlook, two ceiling light fittings and a central feature fireplace with surround, housing an inset gas fire. uPVC double glazed French doors open out into the well-maintained rear garden.

Dining Kitchen: 18'5 x 9'1 (5.61m x 2.77m)

A spacious functional family space, with contemporary tiled flooring. Providing a range of complimentary wall and base units with work surfaces over. Integrated electric oven with four ring gas hob over and extractor hood above. Provision for a freestanding fridge freezer, under counter dishwasher and washing machine. Access to the electrical RCD consumer unit. uPVC double glazed French doors open out into the lovely rear garden.

First Floor Landing: 12'0 x 6'2 (3.66m x 1.88m)

With carpeted flooring. Access to the airing cupboard (with fitted radiator). Loft hatch access point, providing a pull down ladder, lighting and access to the modern central heating combination boiler.

Master Bedroom: 15'7 x 10'7 (4.75m x 3.23m)

A generous DOUBLE bedroom with carpeted flooring, extensive fitted wardrobes and access into the en-suite. Max measurements provided.

En-Suite Shower Room: 9'3 x 4'9 (2.82m x 1.45m)

Of modern design, with tiled flooring. Providing a fitted shower cubicle with mains shower facility, low level W.C and pedestal wash hand basin. Max measurements provided.

Bedroom Two: 9'8 x 9'1 (2.95m x 2.77m)

A well-proportioned DOUBLE bedroom with carpeted flooring and double fitted wardrobe,

Bedroom Three: 9'1 x 6'7 (2.77m x 2.01m)

An additional well-proportioned bedroom with wood effect flooring and fitted storage cupboard.



**Family Bathroom:**

75 x 6'3 (2.26m x 1.91m)

Of modern design, with wood effect tiled flooring. Providing a three-piece suite comprising: Panelled bath with mains shower facility and part tiled walled splash backs, low level W.C and pedestal wash hand basin. Max measurements provided.

Detached Single Garage:

16'8 x 8'8 (5.08m x 2.64m)

Of brick built construction with a pitched tiled roof. Providing a manual up/ over garage door, separate uPVC double glazed personnel side door, power and lighting with open over head storage space.

Externally:

The property is situated within a highly private and executive cul-de-sac of six modern detached home. The front aspect provides a generous block paved driveway, with off street parking for multiple vehicles. There is a low maintenance gravelled front garden, with an array of mature plants. The right side elevation has the main extent of the block paved driveway, with access into the detached single garage and access via a secure wrought iron gate, into the well-appointed rear garden, which has been beautifully maintained. Predominantly laid to lawn with a generous paved seating area, with an array of planted borders. There are steps down to a private seating/ entertaining area, with provision for a garden shed/ summer house. There is access to an outside tap, with various external lighting, along with fully fenced side and rear boundaries.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a modern combination boiler (approximately two years old) 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.

Tenure: Freehold. Sold with vacant possession.

Approximate Size: 937 Square Ft.

Measurements are approximate and for guidance only. This does not include the detached single garage.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'C'

EPC: Energy Performance Rating: 'C'

Local Information & Amenities:

This property is conveniently located in a highly sought after residential location with ease of access onto the A1 and A46. Newark-on-Trent has many tourist attractions and has many events taking place on the showground, one of the biggest being the famous antiques fairs attracting visitors from all over the globe. Adjacent to the showground is the Newark Air Museum which also has open days to the public. There are many well known shops, public houses, boutiques, restaurants and attractions in the town with the market place overlooked by the attractive Georgian Town Hall. There is a fast track railway link to London Kings Cross from Newark North gate station. There is also access to Lincoln and Nottingham via Newark Castle station.

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 a 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.

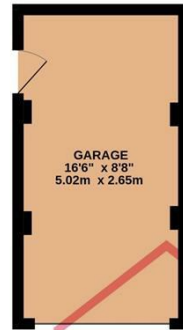
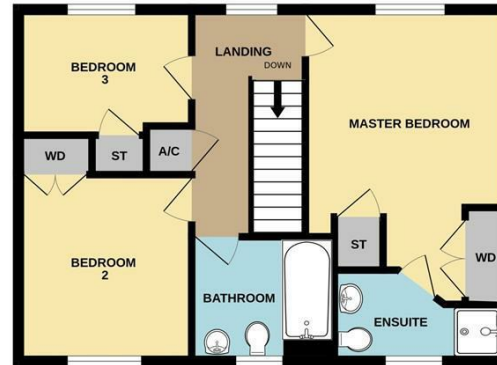




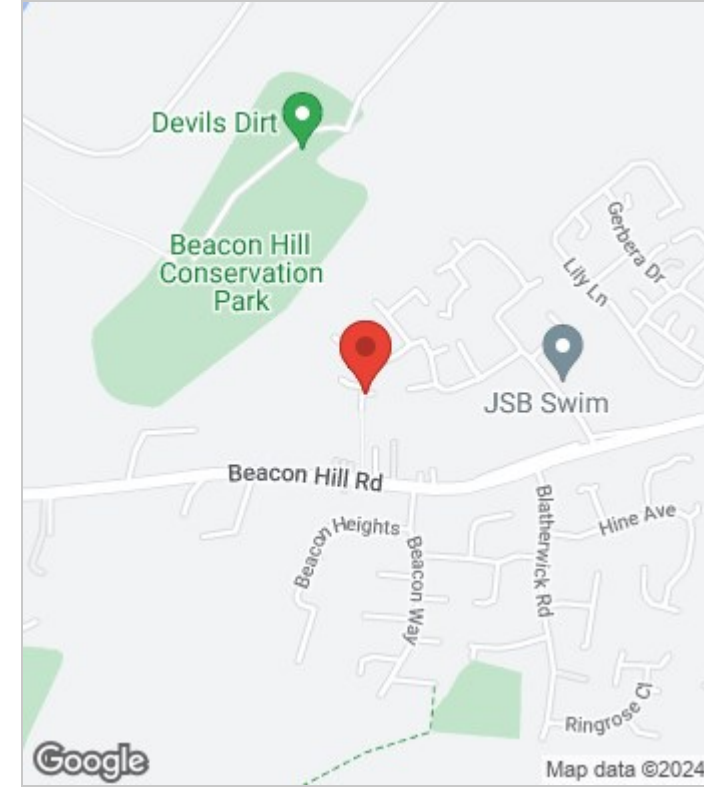
GROUND FLOOR



1ST FLOOR



OLIVER REILLY



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B	76	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	