



Grange Road, Newark

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OLIVER REILLY



# Grange Road, Newark

Guide Price: £400,000 - £425,000

- IMPECCABLE DETACHED FAMILY HOME
- THREE SPACIOUS RECEPTION ROOMS
- CLOSE TO TOWN CENTRE & AMENITIES
- WONDERFUL 0.17 ACRE PLOT
- DETACHED HOBBIES ROOM & WORKSHOP
- FOUR GENEROUS BEDROOMS
- GF W.C, FIRST FLOOR BATHROOM & EN-SUITE
- STUNNING BREAKFAST KITCHEN & UTILITY
- GERGEOUS LANDSCAPED GARDENS
- A MUST VIEW HOME! Tenure: Freehold EPC 'D'

Guide Price: £400,000-£425,000. SIMPLY STUNNING...!!! YOUR SEARCH ENDS HERE!!!

This wonderful detached family home sits pretty on a generous plot, promoting extensive living accommodation, in excess of 1,700 square ft. Enjoying a traditional layout, combined with a contemporary design...FULL OF PERSONALITY!! The property is conveniently located for ease of access into Newark Town Centre, with a host of excellent local amenities on-hand, with superb transport links, including a DIRECT LINK TO LONDON KINGS CROSS STATION. Via Newark North Gate train station. This beautiful residence sets an exceptionally high standard, with a spacious internal layout, comprising: Entrance porch, Inviting entrance hallway, bay-fronted lounge, generous sitting room, with open access into a lovely sun room, FABULOUS BREAKFAST KITCHEN, with a range of integrated appliances and open archway, leading into a large utility room with separate ground floor W.C. A particular highlight of the ground floor is the SUBSTANTIAL DUAL-ASPECT FAMILY ROOM. Perfectly adequate to cater for the whole family. The first floor provides a split-level landing, leading into a well-appointed modern family bathroom. FOUR SIZEABLE BEDROOMS, with the HUGE master bedroom providing integrated storage and a sizeable en-suite shower room. Externally the property stands on a wonderful 0.17 of an acre private plot. The front aspect welcomes a gated frontage, with block paved driveway, allowing ample off street parking. The beautifully landscaped rear garden provides an extensive paved outdoor entertainment area, DETACHED HOME BAR, separate vegetable garden and a DETACHED GARAGE/ WORKSHOP. This truly is a HOME TO BE PROUD OF. Prepare to be impressed the moment you walk through the door...



**Reception Hall:** 9'6 x 7'5 (2.90m x 2.26m)  
A welcoming entrance space. Accessed via an eye-catching Oak external door. Providing oak effect laminate flooring, carpeted stairs rising to the first floor; with low level storage cupboard. Oak Internal doors lead into the breakfast kitchen and bay-fronted lounge;

**Bay-Fronted Lounge:** 12'10 x 11'9 (3.91m x 3.58m)  
Accessed via an Oak internal door. generous reception room. Providing oak effect laminate flooring and a feature walk-in bay window. Max measurements provided.

**Sitting Room:** 11'9 x 11'9 (3.58m x 3.58m)  
Accessed via an Oak internal door. An additional and very generous reception room. Providing oak effect laminate flooring. Central feature fireplace houses an inset electric fire with a raised hearth and decorative surround. Open access into the sun room;

**Sun Room:** 11'10 x 5'9 (3.61m x 1.75m)  
Providing oak effect laminate flooring. Enjoying a lovely outlook over the private rear garden, with uPVC double glazed French doors opening out onto the extensive paved patio/ outdoor entertainment area.

**Breakfast Kitchen:** 18'7 x 10'8 (5.66m x 3.25m)  
Accessed via an Oak internal door. Deceptively spacious. Providing LVT wood effect flooring. A contemporary fitted kitchen. Providing an extensive range of fitted wall and base units with oak wooden work surfaces over and stylish modern splash backs with under counter lighting. Integrated medium height electric double oven, with separate five ring induction hob with stylish extractor fan above. Integrated dishwasher. Walk-in pantry store, with access to the electrical RCD consumer unit. Fitted breakfast bar. An open archway leads into the large utility room;

**Utility Room:** 13'5 x 7'9 (4.09m x 2.36m)  
With continuation of the modern LVT flooring. Providing further fitted units, with partial worksurfaces over. Integrated under counter wine fridge. Provision for a freestanding American-style fridge freezer. Provision for an under counter washing machine and tumble dryer. Access to the concealed wall mounted 'Worcester' combination boiler. uPVC double glazed external door leads out into the rear garden. Internal access into the family room and ground floor W.C.;

**Ground Floor W.C:** 5'3 x 3'7 (1.60m x 1.09m)  
Accessed via an Oak internal door, with LVT wood effect flooring. Providing a low level W.C and ceramic wash hand basin.

**Living/Dining Family Room:** 19'10 x 13'6 (6.05m x 4.11m)  
Accessed via an Oak internal door. A SUBSTANTIAL dual-aspect family room. Providing modern LVT wood effect flooring, panelled feature wall and inset ceiling spotlights. Sufficient living and dining space. Perfect for the whole family and for entertaining.

**First Floor Landing:** 11'8 x 7'8 (3.56m x 2.34m )  
Providing a split-level staircase with carpeted flooring. Access into the family bathroom and all four bedrooms, via Oak Internal doors. Max measurements provided. Width reduces to 3'6 ft. (1.07m).

**Master Bedroom:** 17'7 x 13'6 (5.36m x 4.11m)  
Accessed via an Oak internal door. A GENEROUS DOUBLE BEDROOM, with carpeted flooring and inset ceiling spotlights. Fitted storage cupboard and access into the master en-suite. Max measurements provided.





#### En-Suite Shower Room:

Accessed via an Oak internal door. Providing vinyl wood effect flooring, with corner fitted shower cubicle, with mains shower facility and floor to ceiling tiled splash backs. Low level W.C and pedestal wash hand basin with chrome mixer tap. Inset ceiling light fittings and extractor fan. Enjoying a wonderful outlook over the generous rear garden.

13'3 x 4'10 (4.04m x 1.47m)

#### Bedroom Two:

A further GENEROUS DOUBLE BEDROOM with carpeted flooring. Enjoying a wonderful outlook over the generous rear garden.

11'10 x 11'9 (3.61m x 3.58m)

#### Bedroom Three:

An additional DOUBLE BEDROOM. Providing carpeted flooring, panelled feature wall and a feature walk-in bay-window. Max measurements provided into bay-window. Length reduces to 11'5 ft. (3.48m).

12'9 x 11'9 (3.89m x 3.58m)

#### Bedroom Four:

A WELL-PROPORTIONED single bedroom with carpeted flooring and useful over stairs fitted storage cupboard. Currently utilised as a home office.

7'5 x 7'2 (2.26m x 2.18m)

#### Family Bathroom:

With stylish LVT wood effect flooring. Providing a low level W.C, pedestal wash hand basin with chrome mixer tap and curved panelled bath with chrome mixer tap. Floor to ceiling contemporary tiled splash backs. Wall mounted Victorian-style radiator/ towel rail. Loft hatch access point. Providing a pull-down ladder and partial boarding. Max measurements provided.

8'8 x 7'4 (2.64m x 2.24m)

#### Detached Home Bar:

Of timber construction, with an eye-catching timber clad frontage and sloped rubber roof. Secure external double doors open onto the decked seating area. The home bar could be utilised for a variety of purposes. Providing wood effect LVT flooring. Power, lighting, inset ceiling spotlights. A handmade fitted bar. Ceiling skylight and access into the utility room;

19'7 x 10'9 (5.97m x 3.28m)

#### Home Bar Utility:

Accessed via a sliding internal door, with continuation of the wood effect flooring. Providing a fitted base unit with extensive work surface over. Under counter storage space and provision for a freestanding fridge freezer. Power and lighting, with a double glazed window to the front elevation.

7'9 x 7'1 (2.36m x 2.16m)

#### Detached Garage/ Workshop:

Located to the bottom of the garden. Currently utilised as a workshop. Providing power and lighting. FULLY ALARMED. Of concrete construction, with a pitched roof, manual up/ over garage door, window to the side elevation and separate personnel access door.

#### Externally:

The property stands on a generous 0.17 of an acre private plot. The front aspect has a low-level walled frontage with double wrought iron gated entrance. Providing ample off street parking, for multiple vehicles on a part block paved and part tarmac driveway. A secure timber access gate to the left side elevation, leads into the well-appointed rear garden. Providing an extensive paved seating/ entertainment area. There is a rear seating canopy with double electrical power socket. The garden is predominantly laid to lawn, with a vast array of established planted borders. A paved pathway leads to a central decked seating area, which leads into the detached HOME BAR. There is a tranquil covered pond with pergola. A further established garden space enjoys a central water feature and a high-level timber access gate, leading into a vegetable garden. There is access to the detached garage/ workshop, with provision for multiple garden sheds. There are 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-day 'Worcester' combination boiler. Approximately 5 years old, a full alarm system, CCTV 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: 1,758 Square Ft.**

Measurements are approximate and for guidance only.

**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'D'**

**EPC: Energy Performance Rating: 'D'**

**Local Information & Amenities:**

This property is conveniently located in a highly sought after residential location, just over 1 mile away from the Town Centre. 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, approximately 1 hour 15 minutes. 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:**

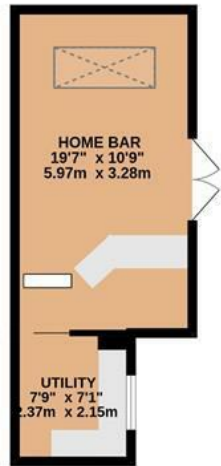
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

**Draft Details-Awaiting Approval:**

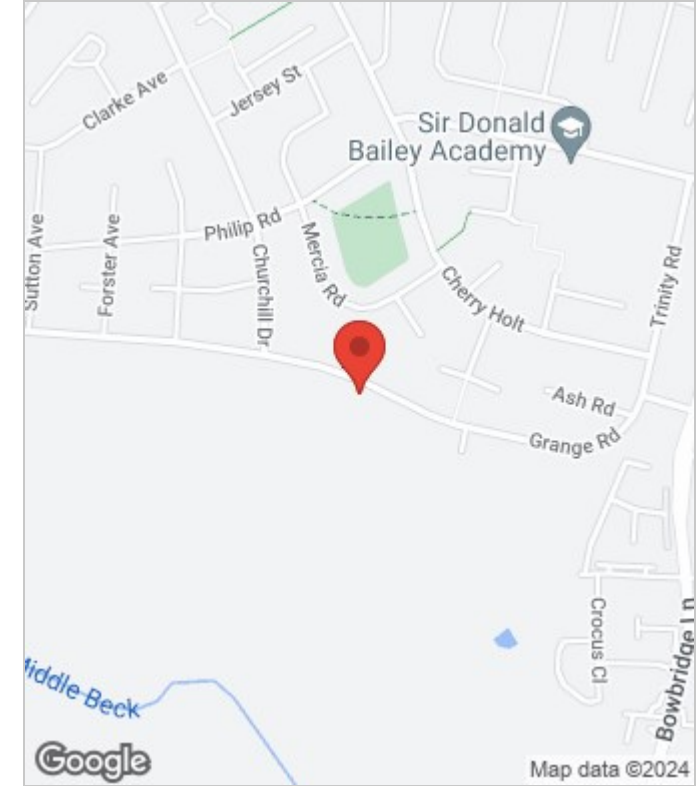
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and 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



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