



Gerbera Drive, Newark

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 OLIVER REILLY



Gerbera Drive, Newark

- Contemporary Detached Home
- Two Reception Rooms
- GF W.C & Utility Room
- First Floor Bathroom & En-Suite
- Single Garage & Off Street Paking
- Four DOUBLE Bedrooms
- Ease Of Access Onto A1, A46 & A17
- Superb Open Plan Dining Kitchen
- Low-Maintenance Wall Enclosed Garden
- NHBC Warranty. Tenure: Freehold EPC 'B'

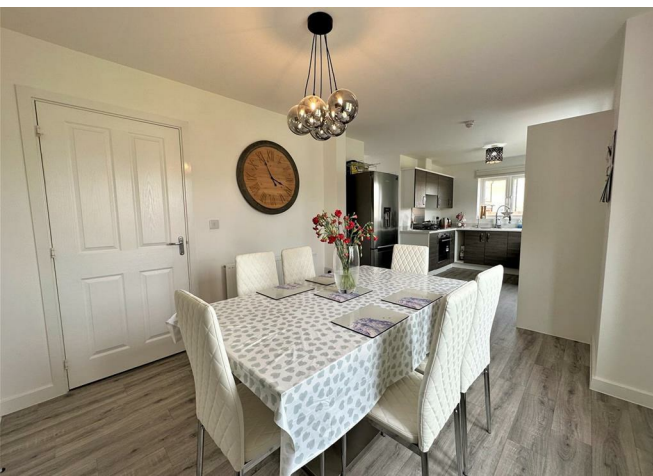
Guide Price £320,000 - £340,000



- Entrance Hall:** 20'4 x 6'6 (6.20m x 1.98m)
 Accessed via a secure composite front entrance door. Providing carpeted flooring, stairs rising to the first floor, two ceiling light fittings. Wall mounted central heating thermostat and electrical RCD consumer unit. Access into both reception rooms, the spacious dining kitchen and ground floor W.C;
- Ground Floor W.C:** 6'3 x 2'9 (1.91m x 0.84m)
 Providing wood effect vinyl flooring. A low level W.C and pedestal wash hand basin with chrome mixer tap.
- Lounge:** 17'3 x 10'6 (5.26m x 3.20m)
 A delightful dual-aspect reception room with carpeted flooring and uPVC double glazed sliding doors, leading out onto the paved seating area.
- Study/Play Room:** 10'0 x 7'5 (3.05m x 2.26m)
 A further reception room with carpeted flooring. Providing scope to be utilised for a variety if unique purposes.
- Open Plan Dining Kitchen:** 23'5 x 9'10 (7.14m x 3.00m)
 Providing wood effect vinyl flooring, with sufficient dining space. A contemporary fitted kitchen hosts a range of modern wall and base units with work surfaces over. Inset stainless steel 1.5 bowl sink with chrome mixer tap with flexi spray. Integrated electric oven with four ring gas hob over and concealed extractor fan above. Integrated dishwasher. Provision for a freestanding fridge freezer. Ceiling light fitting in the kitchen area and dining area. uPVC double glazed windows to the side and rear elevations. Secure uPVC double glazed window door leads into the rear garden. Internal access into the utility room.
- Utility Room:** 6'8 x 6'4 (2.03m x 1.93m)
 Providing continuation of the wood effect vinyl flooring. With a range of fitted base units with work surfaces over. Provision for an under counter washing machine. Access to the concealed 'IDEAL' combination boiler.
- First Floor Landing:** 16'4 x 6'6 (4.98m x 1.98m)
 A large galleried-style space. With carpeted flooring, two ceiling light fittings. Fitted airing cupboard. Loft hatch access point and ceiling smoke alarm. Access into the family bathroom and all four DOUBLE bedrooms;
- Master Bedroom:** 17'4 x 10'8 (5.28m x 3.25m)
 A generous dual-aspect DOUBLE bedroom with carpeted flooring and access into the en-suite shower room. Max measurements provided.
- En-Suite Shower Room:** 8'2 x 5'6 (2.49m x 1.68m)
 Providing wood effect vinyl flooring. Fitted shower cubicle with mains shower facility and floor to ceiling tiled splash backs. Low level W.C and pedestal wash hand basin and chrome taps. Ceiling light fitting and extractor fan.
- Bedroom Two:** 13'7 x 9'5 (4.14m x 2.87m)
 A further dual-aspect DOUBLE bedroom with carpeted flooring and delightful outlook over the local green.

Guide Price: £320,000 - £340,000. A MAGNIFICENT MODERN-DAY BEAUTY...!!

Step inside and gain a full sense of appreciation for this impeccably presented contemporary detached family home. Constructed within the last five years and still within NHBC warranty. The property is conveniently situated with a desirable residential location, allowing ease of access onto the A1, A46 and A17, with ease of access into Newark Town Centre and the neighbouring village of Coddington, with a popular primary school on-hand. This wonderful detached home is presented to near SHOW HOME STANDARD. Enjoying a spacious and versatile free-flowing layout. The generous internal accommodation comprises: Inviting entrance hall, ground floor W.C, dual-aspect lounge, study/ play room, a FABULOUS DUAL-ASPECT OPEN-PLAN DINING KITCHEN, with a range of integrated appliances and a separate utility room. The spacious first floor landing leads into the modern family bathroom and FOUR DOUBLE BEDROOMS, with the dual-aspect master bedroom providing a stylish en-suite shower room. Externally, the property presents a well-appointed, low maintenance part wall enclosed rear garden. There is a single garage with power and lighting, with off-street parking in front. Further benefits of this excellent family residence include uPVC double glazing throughout, gas central heating via a combination boiler, a high energy efficiency rating (EPC: B) and uPVC double glazing throughout. Internal viewings are HIGHLY ADVISED in order to fully appreciate the space, quality and condition available in this all-round family-friendly home!





Bedroom Three: 10'5 x 9'6 (3.18m x 2.90m)

An additional DOUBLE bedroom with carpeted flooring.

Bedroom Four: 10'5 x 7'5 (3.18m x 2.26m)

A further DOUBLE bedroom with carpeted flooring and outlook over the local green. Max measurements provided.

Family Bathroom: 8'9 x 6'5 (2.67m x 1.96m)

Providing wood effect vinyl flooring. A complimentary three-piece suite comprises Panelled bath with mains shower facility and wall mounted clear glass shower screen. Low level W.C and pedestal wash hand basin with chrome taps. Ceiling light fitting and extractor fan.

Single Garage: 19'8 x 9'9 (5.99m x 2.97m)

Of brick built construction with a pitched tiled roof. Providing a manual up/over garage door. Power and lighting.

Externally:

The front aspect provides a paved pathway giving access to the front entrance door. There are established planted borders to the front aspect. A shared tarmac driveway to the right aspect leads to the single garage and off-street parking space. There is a secure timber rear access gate, which leads into the well-appointed, low maintenance enclosed rear garden. Predominantly laid to lawn with a paved pathway and paved seating area, directly from the uPVC double glazed sliding doors in the lounge. There is an outside tap. Fenced left and rear boundaries and a high-level wall enclosed right side boundary.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating 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.

Local Management/Service Charges:

The vendor has confirmed they pay £150 a year for the upkeep/ maintenance of the immediate area within the development. Please speak to the agent for further details.

Approximate Size: 1,372 Square Ft.

Measurements are approximate and for guidance only.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'D'

EPC: Energy Performance Rating: 'B'

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.

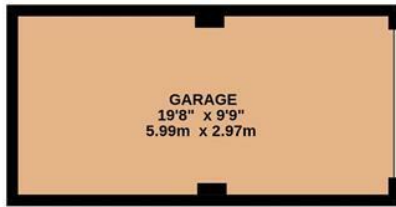
Draft Details-Awaiting Approval:

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.

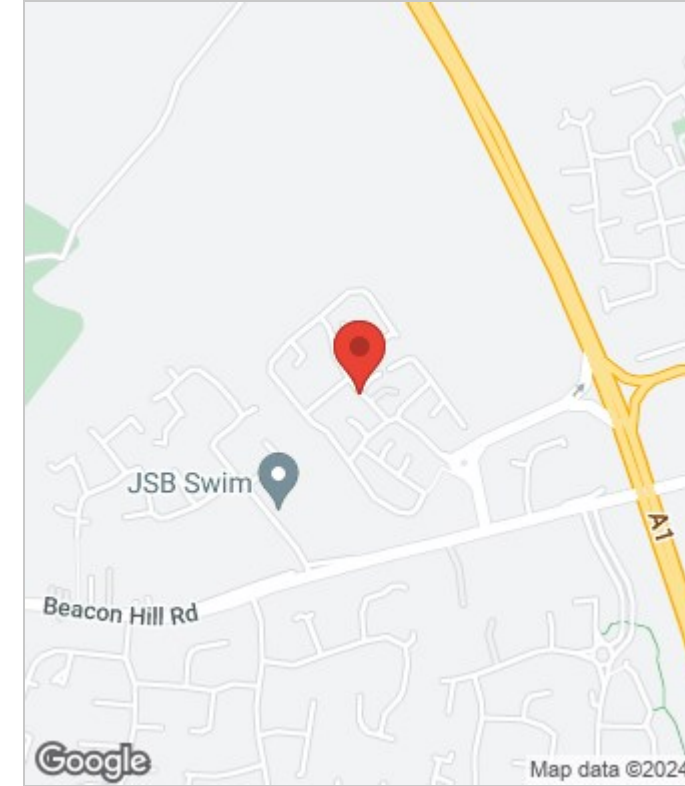




GROUND FLOOR



1ST FLOOR



OLIVER REILLY

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC