



Sam Derry Close, Newark

 3  2  1  C

 OLIVER REILLY



Sam Derry Close, Newark

- CONTEMPORARY TERRACE HOME
- CLOSE PROXIMITY TO TOWN CENTRE
- GROUND FLOOR W.C
- LOW MAINTENANCE GARDEN
- BARNBY ROAD SCHOOL CATCHMENT
- THREE DOUBLE BEDROOMS
- LARGE LOUNGE & DINING KITCHEN
- FIRST FLOOR BATHROOM & EN-SUITE
- TWO ALLOCATED PARKING SPACES
- Tenure: Freehold EPC: 'C' (75)

Guide Price: £175,000-£185,000. YOUR NEXT CHAPTER AWAITS...!

Here we have a wonderful contemporary terrace home, conveniently situated within close proximity into Newark Town Centre and the highly regarded BARNBY ROAD ACADEMY, with amenities practically on your doorstep. DO NOT BE DECEIVED! This modern-day gem holds MORE THAN MEETS THE EYE, with extensive accommodation comprising: Entrance hall, large living room, modern dining kitchen and ground floor W.C, all providing under-floor heating. The copious first-floor landing leads into the modern three-piece family bathroom and THREE DOUBLE BEDROOMS. The second bedroom hosts extensive fitted wardrobes and the master bedroom boasts and en-suite shower room. Externally, you'll be sure to appreciate the marvelously landscaped and fully enclosed low-maintenance garden. Retaining a vast degree of privacy. There are TWO ALLOCATED PARKING SPACES also associated with the property. Further benefits of this attractive modern home include uPVC double glazing throughout, a high energy efficiency rating (EPC: C) and gas central heating, via a modern glow-worm combination boiler. DON'T MISS OUT! This generously designed home is ready and waiting for your immediate appreciation!

Guide Price £175,000 - £185,000



ENTRANCE HALL:

6'5 x 6'2 (1.96m x 1.88m)

Accessed via a secure external door. Providing carpeted flooring, with stairs rising to the first floor. Recessed ceiling spotlights and ceiling smoke alarm. Access into the living room. Max measurements provided.

LIVING ROOM:

15'2 x 12'8 (4.62m x 3.86m)

A generous living space providing under floor heating, via oak laminate floor coverings. Recessed ceiling spotlights, under floor heating control panel. Electrical RCD consumer unit. uPVC double glazed window to the front elevation. Access into the dining kitchen. Low-level under stairs storage Max measurements provided.

DINING KITCHEN:

16'2 x 8'7 (4.93m x 2.62m)

A well-appointed open-plan living space. The dining area provides sufficient space for a dining table, with vinyl floor coverings, ceiling light fitting, uPVC double glazed window to the rear elevation and access into the ground floor W.C. The kitchen area hosts tiled flooring, with a vast range of fitted wall and base units, with laminate work surfaces over and modern walled tiled splash backs. Inset 1.5 bowl stainless steel sink with drainer. Integrated 'LAMONA' electric oven with four ring gas hob over and concealed extractor fan above. Integrated fridge freezer. Provision/plumbing for an under counter washing machine. Access to the concealed 'GLOW WORM' combination boiler'. Recessed ceiling spotlights. uPVC double glazed window and door to the rear elevation, with access into the enclosed garden. Max measurements provided.

GROUND FLOOR W.C

4'7 x 3'9 (1.40m x 1.14m)

Providing tiled flooring. A low-level W.C, ceramic wash hand basin with chrome taps and partial walled tiled splash backs. Ceiling light fitting and extractor fan.

FIRST FLOOR LANDING:

14'3 x 8'4 (4.34m x 2.54m)

A very generous space, providing carpeted flooring, an open-spindle balustrade. Fitted airing cupboard, with shelving. Recessed ceiling spotlights. Loft hatch access point. Central heating thermostat. Access into the family bathroom and all three DOUBLE bedrooms. Max measurements provided.

MASTER BEDROOM:

12'4 x 9'6 (3.76m x 2.90m)

A GENEROUS DOUBLE BEDROOM. Providing carpeted flooring, recessed ceiling spotlights, uPVC double glazed window to the front elevation and access into the en-suite shower room.

EN-SUITE SHOWER ROOM:

6'3 x 5'5 (1.91m x 1.65m)

Of modern design. Providing tiled flooring. A fitted shower cubicle with mains shower facility and floor to ceiling tiled splash backs. Low level W.C and a pedestal wash hand basin with chrome taps and partial walled tiled splash backs. Recessed ceiling spotlights, extractor fan and obscure uPVC double glazed window to the front elevation.





BEDROOM TWO: 11'6 x 10'1 (3.51m x 3.07m)
 A WELL-APPOINTED DOUBLE BEDROOM. Providing carpeted flooring, extensive fitted wardrobes with sliding doors. Recessed ceiling spotlights and uPVC double glazed window to the rear elevation.

BEDROOM THREE: 9'7 x 7'10 (2.92m x 2.39m)
 A further DOUBLE bedroom. Providing carpeted flooring, recessed ceiling spotlights and uPVC double glazed window to the rear elevation.

FAMILY BATHROOM: 7'7 x 6'8 (2.31m x 2.03m)
 Of contemporary design. Providing tiled flooring. A panelled bath, with chrome mixer tap, with overhead shower facility and clear-glass wall mounted shower screen. Low-level W.C, pedestal wash hand basin with chrome taps. Recessed ceiling spotlights and extractor fan. Obscure uPVC double glazed window to the rear elevation.

EXTERNALLY:
 The front aspect provides a low-maintenance frontage, with a raised gravelled border, with sufficient space for potted plants. There is access to the gas meter and a paved pathway, leading to the front entrance door. The rear garden has been tastefully landscaped and is fully enclosed and of general low-maintenance. Enjoying an extensive Indian sandstone paved patio, with sufficient seating space. There is a sheltered seating canopy, with provision for a garden shed. There is an outside tap, double external power socket and external light. There are fully fenced side and rear boundaries and a timber rear access gate, leading out to the TWO allocated parking spaces.

ALLOCATED PARKING SPACES:
 The property provides TWO side-by-side allocated parking spaces, located behind the property.

Services:
 Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a modern 'GLOW WORM' combination boiler, with under floor heating throughout the whole of the ground floor, 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: 911 Square Ft.
 Measurements are approximate and for guidance only.

Local Authority:
 Newark & Sherwood District Council.

Council Tax: Band 'B'

EPC: Energy Performance Rating: 'C'

Local Information & Amenities:

This property is conveniently located in a highly sought after residential location. 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, in 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:

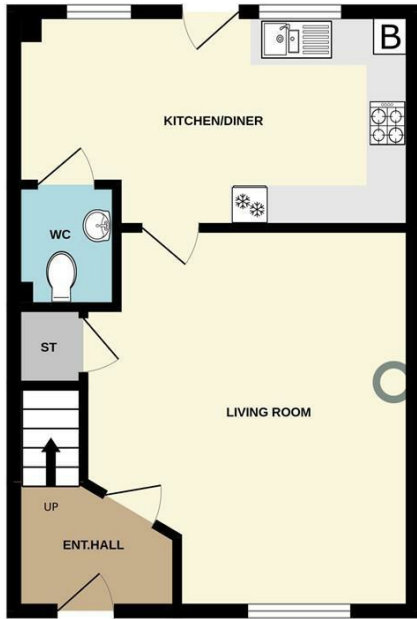
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and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



OLIVER REILLY



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	75	
(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	