



Syerston Way, Newark

 4  3  2  C.

 OLIVER REILLY



Syerston Way, Newark

- SUBLIME DETACHED HOME
- EASE OF ACCESS ONTO A1/A46
- TWO GENEROUS RECEPTION ROOMS
- DETACHED DOUBLE GARAGE
- LOVELY LOW-MAINTENANCE GARDEN
- FOUR DOUBLE BEDROOMS
- GF W.C & UTILITY ROOM
- TWO EN-SUITES & FAMILY BATHROOM
- EXTENSIVE MULTI-CAR DRIVEWAY
- A MUST VIEW! Tenure: Freehold. EPC 'C'

Offers in excess of £425,000



ENTRANCE HALL: 15'7 x 8'4 (4.75m x 2.54m)

A generous and inviting reception space. Accessed via a secure external door. Providing complimentary tiled flooring, carpeted stairs rising to the first floor, with an open-spindle balustrade and useful under stairs storage cupboard with light fitting. The hallway contains recessed ceiling spotlights, a smoke alarm, central heating thermostat, PIR alarm sensor, and a double panel radiator. Double doors open into the large lounge. There is also access into the secondary reception room, open-plan dining kitchen and ground floor W.C.

GROUND FLOOR W.C: 5'5 x 4'3 (1.65m x 1.30m)

Of complimentary modern design. Providing textured tiled flooring. A low-level W.C and pedestal wash hand basin with chrome taps. Medium height walled tiled splash backs. A double panel radiator, ceiling light fitting and an obscured painted uPVC double glazed window to the rear elevation.

DUAL-ASPECT LOUNGE: 23'8 x 11'3 (7.21m x 3.43m)

A WONDERFULLY GENEROUS DUAL-ASPECT BAY-FRONTED RECEPTION ROOM. Providing ample living space, quality carpeted flooring, two ceiling light fittings, two wall-mounted light fittings and a central feature fireplace, housing an inset gas fire with a raised hearth and decorative surround. Painted uPVC double glazed bay window to the front elevation. uPVC double glazed French doors open onto the large decked outdoor entertainment area. Max measurements provided into the bay-window.

SITTING ROOM: 12'10 x 10'8 (3.91m x 3.25m)

An additional well-proportioned BAY-FRONTED reception room. Providing carpeted flooring, a ceiling light fitting, access to the electrical RCD consumer unit and painted uPVC double glazed bay-window to the front elevation. Access into the huge open-plan family kitchen. Max measurements provided into the bay-window.

OPEN-PLAN FAMILY DINING KITCHEN: 22'6 x 15'1 (6.86m x 4.60m)

A FANTASTIC FAMILY-FRIENDLY SPACE. Providing complimentary tiled flooring. The large and stylish modern 'WREN' fitted kitchen hosts a vast range of fitted shaker-style wall and base units with flat edge laminate worksurfaces over, contemporary splash backs and LED kickboard lighting. Inset 1.5 'ROKTEX' ceramic sink with mixer tap. Integrated dishwasher. Integrated medium height electric oven with a separate inset five ring gas hob with stainless steel extractor hood above. Integrated fridge freezer and under counter wine cooler. There provision for a large dining table and a lovely sitting area with BI-FOLD DOORS, a stylish vertical radiator, ceiling fan with light fitting and uPVC double glazed French doors, opening out onto the composite decked outdoor entertainment area. The kitchen space hosts recessed ceiling spotlights, a PIR alarm sensor and a painted uPVC double glazed window to the side elevation. Access into the utility room. Max measurements provided.

UTILITY ROOM: 6'7 x 5'4 (2.01m x 1.63m)

With continuation of the tiled flooring. Providing further fitted wall and base units with laminate flat edge work surfaces over. Access to the 'IDEAL' central heating boiler. Under counter plumbing/ provision for a washing machine and tumble dryer. Double panel radiator, ceiling light fitting, pull-cord extractor fan and a secure rear external door, giving access into the garden.

FIRST FLOOR LANDING:

A large space with carpeted flooring, a complimentary feature ceiling light fitting over the stairs, two additional ceiling light fittings, loft hatch access point, double panel radiator, PIR alarm sensor, fitted airing cupboard with shelving, housing the hot water cylinder. Access into the family bathroom and all FOUR DOUBLE BEDROOMS.

FULL OF STYLE AND BEAUTY..! CREATE YOUR NEXT CHAPTER..

Welcome to Syerston Way. A fine example of a homely, warm and welcoming four-bedroom double bay-fronted detached family home! Located within a HIGHLY-SOUGHT AFTER residential location. close to local amenities, Newark Town Centre and within ease of access onto the A1 and A46. This attractive, substantial and IMMACULATELY PRESENTED family-sized residence is a joy to behold and simply MUST BE VIEWED, in order to be fully appreciated. The property spans an extensive internal layout, in excess of 1,600 square ft. The accommodation comprises: Inviting reception hall, ground floor W.C, a large 24 ft. lounge, bay-fronted sitting room, and a FABULOUS OPEN-PLAN LIVING/DINING FAMILY KITCHEN. Promoting a range of integrated modern appliances, BI-FOLD DOORS from the living area and access into a separate utility room. The copious first floor landing hosts a four-piece family bathroom and FOUR DOUBLE BEDROOMS. All promoting EXTENSIVE FITTED WARDROBES. The principle bedroom hosts a fitted dressing room and en-suite shower room. Bedroom two is also complimented by an en-suite. Externally, you're sure to be impressed by the delightful, highly private and well-appointed rear garden. Of general low-maintenance, with an substantial composite decked outdoor entertainment area with a Jacuzzi J-320 hot tub. The front aspect hosts a tarmac driveway, with off-street parking. High-level double gates open into a further extensive multi-car driveway, for up to four vehicles. Sufficient enough for a caravan/ motor-home. There is also access into the DETACHED DOUBLE GARAGE. Providing power and lighting. Further benefit of this ALL ROUND FIRM FAMILY FAVOURITE include uPVC double glazing throughout and gas central heating. via a modern 'IDEAL' boiler. TAKE THE LEAP... and look inside this picture perfect home. Beaming with contemporary attraction throughout!





EXTERNALLY:

The property enjoys a delightful position within the residential development. Standing on a 0.08 of an acre plot. The front aspect has a small paved pathway, with a gravelled frontage, leading to the front entrance door, with two external up/ down lighters. There is a tarmac driveway to the left side elevation, allowing off-street parking for up to two vehicles, size dependant. Secure high-level double gates open into a further driveway space, with **AMPLE SIDE-BY SIDE PARKING**, for up to four vehicles. Sufficient enough for a caravan or motorhome. There is access into the detached **DOUBLE GARAGE**. The well-appointed and **HIGHLY PRIVATE** triangulated enclosed garden is of general low maintenance. Enjoying a large composite decked entertainment area, with power socket in place for a Jacuzzi J-320 hot tub. This is **INCLUDED** within the sale. The remainder of the garden is broken up with a gravelled area and raised artificial lawn, with railways sleepers. There are an array of mature shrubs and bushes, fully fenced boundaries, an outside tap, external power point and two external lights.

Tenure: Freehold. Sold with vacant possession.

Approximate Size: 1,626 Square Ft.
Measurements are approximate and for guidance only.

Local Authority:
Newark & Sherwood District Council.

Council Tax: Band 'E'

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.

MASTER BEDROOM:

15'3 x 11'8 (4.65m x 3.56m)
A wonderfully generous **DOUBLE BEDROOM**. Located to the rear of the property. Providing carpeted flooring, a ceiling fan with light fitting, double panel radiator and a painted uPVC double glazed window to the side elevation. Open-access into the dressing room and en-suite.

DRESSING ROOM:

4'1 x 3'7 (1.24m x 1.09m)
Providing carpeted flooring, two large double fitted wardrobes. Recessed ceiling spotlights and access into the en-suite. Max measurements provided up to both fitted wardrobes.

MASTER EN-SUITE:

5'4 x 5'2 (1.63m x 1.57m)
Of modern design. Providing tile-effect vinyl flooring. A double fitted shower cubicle with mains shower facility. Low-level W.C and a pedestal wash hand basin with chrome taps. Medium height walled tiled splash backs. Recessed ceiling spotlight over the shower, ceiling light fitting, double panel radiator, pull-cord extractor fan and a shaver point. Obscure painted uPVC double glazed window to the side elevation.

BEDROOM TWO:

10'8 x 9'6 (3.25m x 2.90m)
A further **DOUBLE BEDROOM**. Located at the front of the property. Providing carpeted flooring, a double fitted wardrobe, ceiling light fitting, double panel radiator and a painted uPVC double glazed window to the front elevation. Access into the en-suite shower room.

EN-SUITE SHOWER ROOM:

7'1 x 6'5 (2.16m x 1.96m)
Of contemporary design. Providing stylish vinyl flooring. A double fitted shower cubicle with mains shower facility, a low level W.C and a pedestal wash hand basin with chrome taps. Medium height white walled tiled splash backs. Double panel radiator, shaver point, ceiling light fitting and extractor fan. Obscure painted uPVC double glazed window to the front elevation.

BEDROOM THREE:

11'5 x 10'10 (3.48m x 3.30m)
An additional **DOUBLE BEDROOM**. Located at the front of the property Providing carpeted flooring, a ceiling light fitting, double panel radiator and a double fitted wardrobe. Painted uPVC double glazed window to the front elevation.

BEDROOM FOUR:

9'8 x 9'6 (2.95m x 2.90m)
A well-appointed **DOUBLE BEDROOM**. Providing carpeted flooring, a ceiling light fitting, double panel radiator and double fitted wardrobe. Painted uPVC double glazed window to the rear elevation.

FAMILY BATHROOM:

10'1 x 6'6 (3.07m x 1.98m)
Providing stylish modern vinyl flooring. A complimentary **FOUR-PIECE SUITE**. Comprising: Panelled bath with chrome taps and high-level walled tiled splash backs, a fitted shower cubicle with mains shower facility. Low-level W.C, pedestal wash hand basin with chrome taps. Medium height walled tiled splash backs. Double panel radiator, shaver point, ceiling light fitting, extractor fan and obscure painted uPVC double glazed window to the rear elevation. Max measurements provided. Length reduces to 75 ft. (2.26m).

DETACHED DOUBLE GARAGE:

16'6 x 16'10 (5.03m x 5.13m)
Of brick built construction, with a pitched tiled roof. Providing two manual up/ over garage doors. Power, lighting, a s separate RCD consumer unit and overhead eaves storage space.

Services:

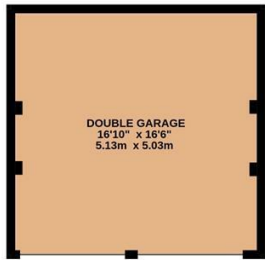
Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a modern 'IDEAL' boiler and uPVC double glazing throughout.

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.

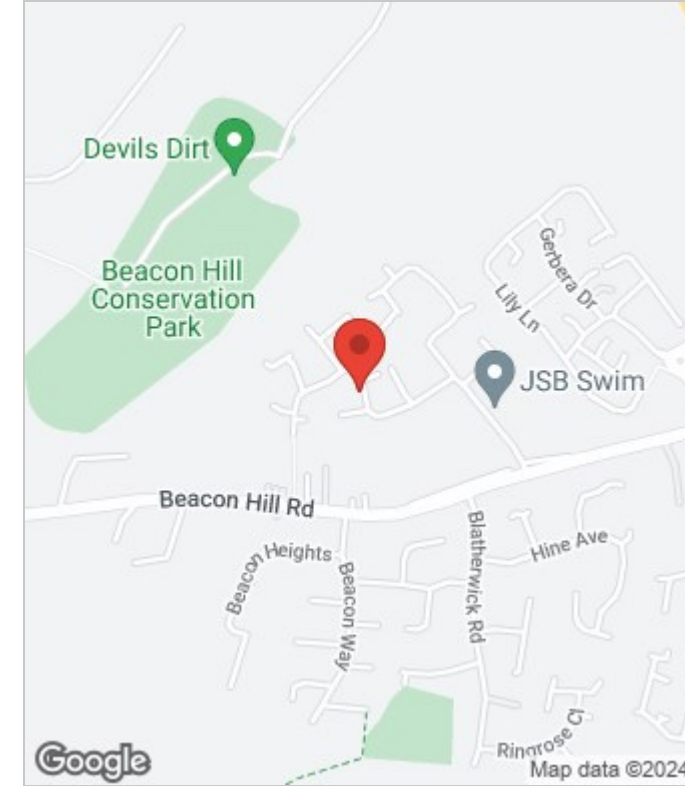




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 84 |
| (81-91) B | | |
| (69-80) C | 74 | |
| (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 | |