



OLIVER REILLY
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Blackbourn Close, Collingham, Newark

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OLIVER REILLY 



Blackbourn Close, Collingham, Newark

Guide Price £300,000

- MODERN DETACHED HOME
- SOUGHT-AFTER VILLAGE WITH AMENITIES
- LARGE LOUNGE & CONSERVATORY
- DRESSING ROOM & EN-SUITE TO MASTER
- DETACHED GARAGE & MULTI-CAR DRIVEWAY
- THREE/FOUR DOUBLE BEDROOMS
- OPEN-PLAN LIVING/DINING KITCHEN
- GF W.C. & FIRST FLOOR EN-SUITE
- WELL-APPOINTED ENCLOSED GARDEN
- Tenure: Freehold EPC 'D' (63)



ENTRANCE HALL: 6'3 x 4'5 (1.91m x 1.35m)

Accessed via an obscure uPVC double glazed front door. Providing carpeted flooring, stairs rising to the first floor, a ceiling light fitting and double panel radiator. Access into both reception rooms. Max measurements provided.

SITTING ROOM: 16'5 x 8'5 (5.00m x 2.57m)

A generous reception room. Offering scope to be utilised in a variety of ways. Providing vinyl flooring, a ceiling light fitting, single panel radiator, access at the electrical RCD consumer unit. uPVC double glazed window to the front elevation. OPEN-PLAN access through to the functional dining kitchen and separate ground floor W.C.

GROUND FLOOR W.C.: 4'6 x 2'9 (1.37m x 0.84m)

With vinyl flooring. A low-level W.C, pedestal wash hand basin with chrome taps and partial walled tiled splash backs. Ceiling light fitting, central heating thermostat and extractor fan.

DINING KITCHEN: 11'9 x 9'10 (3.58m x 3.00m)

Of stylish modern design. OPEN-PLAN from the sitting room. Providing continuation of the vinyl flooring. The extensive contemporary kitchen provides a range of fitted high-gloss wall and base units with oak work surfaces over and partial cream brick-effect tiled splash backs. Inset 1.5 bowl stainless steel sink with mixer tap and drainer. Integrated medium height electric oven, separate five ring gas hob with stainless steel extractor hood above. Integrated fridge freezer and access to the concealed 'WORCESTER' boiler. Plumbing/ provision for na under counter washing machine and dishwasher. A large dining island hosts under counter base storage units with oak work surfaces over. Ceiling light fitting, double panel radiator, uPVC double glazed window to the rear elevation and an obscure uPVC double glazed side external door, giving access onto the driveway.

LARGE LIVING ROOM: 19'9 x 11'9 (6.02m x 3.58m)

A FANTASTIC WELL-PROPORTIONED RECEPTION ROOM. Providing carpeted flooring, two ceiling light fittings, a central feature fireplace, housing an inset electric fire with attractive stone-effect surround and raised hearth, double panel radiator and a single panel radiator, TV point, uPVC double glazed bow-window to the front elevation. Access into the lean to/ conservatory via sliding doors.

LEAN TO/ CONSERVATORY: 9'8 x 9'7 (2.95m x 2.92m)

Of uPVC construction with a glass roof. Providing vinyl flooring, power sockets and a wall light fitting. uPVC double glazed windows to both side and rear elevations. uPVC double glazed sliding doors open into the garden.

FIRST FLOOR LANDING: 5'7 x 2'6 (1.70m x 0.76m)

With carpeted flooring and a ceiling light fitting. Access into the family bathroom and all three/four bedrooms.

MASTER BEDROOM: 8'8 x 8'5 (2.64m x 2.57m)

A DOUBLE bedroom. Located at the front of the property, with open- access through from the dressing room with en-suite. Providing carpeted flooring, a ceiling light fitting, single panel radiator, fitted over-stairs storage cupboard and a uPVC double glazed window to the front elevation.

HOME SWEET HOME..!

Say hello to this wonderful modern three/ four bedroom detached family home. Perfectly positioned within a charming and quiet cul-de-sac deep in the heart of the EXTREMLEY SOUGHT-AFTER and WELL SERVED village of Collingham. Bursting with excellent amenities, school links and ease of access to Newark and Lincoln. This lovely contemporary home enjoys a marvellous free-flowing internal layout comprising: Entrance hall, large bow-fronted lounge, lean to conservatory, separate sitting room, OPEN-PLAN to a superbly stylish kitchen. Hosting integrated modern appliances, a large dining island and access into a ground floor W.C. The first floor has a contemporary family bathroom. THREE/ FOUR bedrooms. Having been cleverly adapted by the current vendor, to create a large MASTER SUITE with dressing room, flowing through en-suite shower room. Externally, the property boasts a fantastic plot, with a private enclosed rear garden. The front aspect is greeted by a multi-car tandem driveway, with access into a DETACHED SINGLE GARAGE. Providing power and lighting. Further benefits of this warm, welcoming and desirable property include uPVC double glazing and gas central heating. This could be the ONE YOU'VE BEEN WAITING FOR. Step inside and MAKE YOUR MOVE..!



**DRESSING ROOM/ BEDROOM 4:**

10'8 x 8'8 (3.25m x 2.64m)

With scope to be utilised as a further (fourth) bedroom, as originally designed. Currently used as a large dressing room. Linked from the master bedroom. Providing carpeted flooring, a ceiling light fitting and single panel radiator, uPVC double glazed window to the rear elevation. Overlooking the enclosed garden. Max measurements provided.

EN-SUITE SHOWER ROOM:

5'6 x 4'9 (1.68m x 1.45m)

Of contemporary design. Providing non-slip tile-effect flooring, a corner fitted shower cubicle with mains shower facility and white floor to ceiling walled tiled splash backs. Low-level W.C. pedestal wash hand basin with chrome taps. Heated towel rail. Ceiling light fitting and obscure uPVC double glazed window to the side elevation.

BEDROOM TWO:

11'10 x 8'8 (3.61m x 2.64m)

A LARGE DOUBLE BEDROOM. Originally the master bedroom. Located at the front of the house. Providing carpeted flooring, a ceiling light fitting, single panel radiator and a fitted over-stairs cupboard with clothes hanging facility. uPVC double glazed window to the front elevation.

BEDROOM THREE:

10'9 x 8'7 (3.28m x 2.62m)

A WELL-APPOINTED DOUBLE BEDROOM. Located to the rear of the house. Providing carpeted flooring, a ceiling light fitting, single panel radiator and uPVC double glazed window to the rear elevation. Overlooking the garden.

FAMILY BATHROOM:

7'10 x 5'5 (2.39m x 1.65m)

Of modern design. Providing vinyl flooring, a panelled bath with mains shower facility, wall mounted clear-glass shower screen and majority floor to ceiling tiled splash backs. Low-level W.C. pedestal wash hand basin with chrome taps and medium walled tiled splash backs. Heated towel rail, ceiling light fitting, extractor fan and obscure uPVC double glazed window to the rear elevation.

DETACHED SINGLE GARAGE:

16'6 x 9'0 (5.03m x 2.74m)

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

EXTERNALLY:

The front aspect greeted by a paved pathway, leading to the front entrance door. The front garden is laid to lawn. There is a tandem concrete driveway to the right side aspect, allowing off-street parking for multiple vehicles, with access down to the detached garage. Access to the concealed gas and electricity meters. Fenced side boundary. Access into the well-appointed enclosed rear garden. Predominantly laid to lawn with extensive planted borders, with a variety of shrubs and bushes. There is a small paved patio and outside tap. 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 'WORCESTER' 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.

Approximate Size: 1,110 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Freehold. Sold with vacant possession.**Local Authority:**

Newark & Sherwood District Council.

Council Tax: Band 'C'**Local Information & Amenities: Collingham**

The highly desirable village of Collingham is located approximately 6 miles away from Newark-on-Trent, where there is a fast track railway link to LONDON KINGS CROSS STATION FROM NEWARK NORTH GATE STATION in approximately 1 hour 15 minutes. There is also access to Lincoln and Nottingham via Newark Castle station. The village itself has a vast and growing community that offers a wide range of amenities, rarely available in other surrounding areas. There is a highly regarded Primary School (John Blow), along with being situated in the catchment area for a wide range of secondary schools, two public houses both with restaurant facilities, Chinese takeaway, large Co-Operative store, further convenience store (One-Stop), Newsagents/ Post Office, Butchers, Dentist, Medical Centre and Pharmacy. The village also provides excellent access onto the A46 for Lincoln and Newark. There is a railway service to Lincoln, Newark and Nottingham. A regular bus service to Newark and surrounding areas. The village also has a popular Football Club, Cricket Club and Tennis Courts, along two Churches and a Methodist Chapel.

EPC: Energy Performance Rating: 'D' (63)**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:

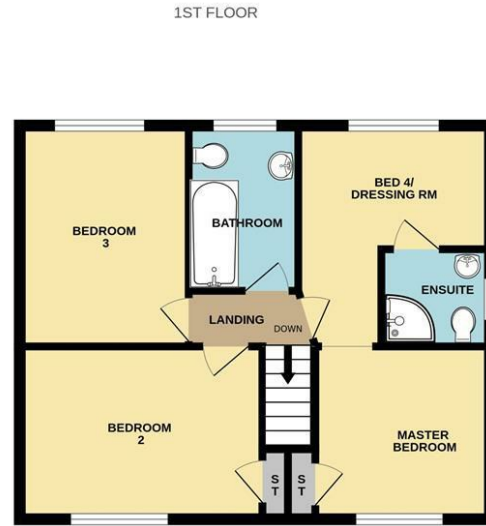
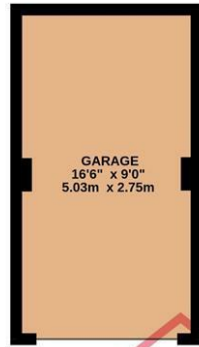
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

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.







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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	