



Bayford Drive, Newark

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OLIVER REILLY

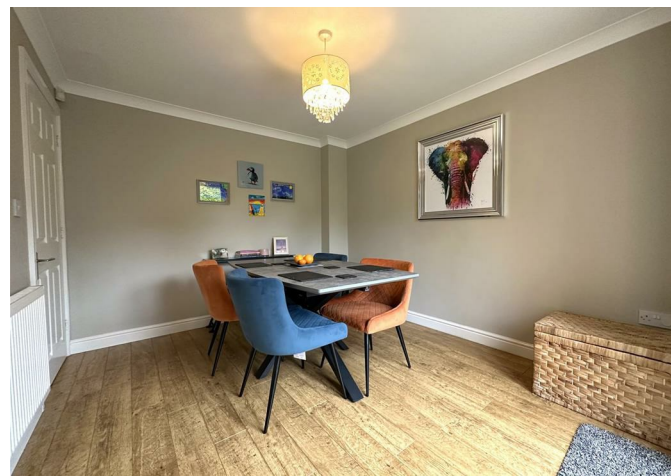


Bayford Drive, Newark

- STUNNING DETACHED FAMILY HOME
- SOUGHT-AFTER CUL-DE-SAC
- GF W.C & UTILITY ROOM
- DOUBLE GARAGE & EXTENSIVE DRIVEWAY
- EASE OF ACCESS TO A1,A46 & TOWN CENTRE
- FOUR BEDROOMS. FORMERLY FIVE
- THREE RECEPTION ROOMS
- FIRST FLOOR BATHROOM & TWO EN-SUITES
- DELIGHTFUL LANDSCAPED GARDEN
- EXCEPTIONAL CONDITION! Tenure: Freehold EPC 'C' (75)

A FOREVER FAMILY HOME!

Words fail to captivate the excellent condition, layout and space available within this GORGEOUS FOUR BEDROOM DETACHED HOME. Formerly five bedrooms, the property boasts an expansive level of accommodation. PERFECT for any growing family, searching for a real BOX-TICKER! Situated in one of Newark's most sought-after residential location, within an attractive cul-de-sac. Providing ease of access onto the A1, A46 and to Newark Town Centre. This impressive contemporary home hosts a vast degree of kerb appeal, matched by an impeccable internal modern design. The well-appointed, free-flowing internal accommodation comprises: Inviting reception hall, ground floor W.C, a large lounge, family room/study, FABULOUS BREAKFAST KITCHEN, separate utility room and dining room. The expansive galleried first floor landing enjoys FOUR WELL-PROPORTIONED BEDROOMS, two en-suites and a STUNNING FAMILY BATHROOM. The copious master bedroom also boasts a walk-in-wardrobe. Externally, you're sure to fall head over heels for the wonderful 0.12 of an acre wrap-around corner plot. Presenting a beautifully established rear garden, with paved patio, accompanied by a secluded side seating space. Ensuring the perfect external escape, with an adjacent and alluring tree-line outlook. The front aspect is greeted by a SUBSTANTIAL DRIVEWAY. Allowing off-street parking for multiple vehicles. Giving access into a DETACHED DOUBLE GARAGE. Providing power and lighting. Further benefits of this SUBLIME MODERN-DAY BEAUTY include uPVC double glazing throughout and gas-fired central heating, via a combination boiler. MAKE YOUR MOVE... This picture-perfect property is a real SHOW STOPPER!



Offers in excess of £395,000



RECEPTION HALL:

19'6" x 7'8" (5.94m x 2.34m)

A LOVELY and INVITING entrance space. Accessed via a complementary composite front entrance door. Providing modern laminate flooring, two ceiling light fittings, a smoke alarm, double panel radiator, electronic central heating thermostat. Carpeted stairs rising to the first floor. Access into all three reception rooms, the breakfast kitchen and ground floor W.C. Max measurements provided.

GROUND FLOOR W.C:

5'10" x 3'9" (1.78m x 1.14m)

Of stylish modern design. Providing tiled flooring, a low level W.C and pedestal wash hand basin with chrome mixer tap and partial walled tiled slash back. Double panel radiator, ceiling light and obscure uPVC double glazed window to the side elevation.

LOUNGE:

18'1" x 11'2" (5.51m x 3.40m)

A DELIGHTFULLY SPACIOUS RECEPTION ROOM. Located at the front of the house. Accessed via internal double doors. Providing wood-effect laminate flooring, two ceiling light fittings, two double panel radiators, TV/satellite connectivity points. Provision for a stylish electric feature fireplace. uPVC double glazed window to the front elevation.

FAMILY ROOM/STUDY:

12'6" x 8'3" (3.81m x 2.51m)

A useful and MULTI-FUNCTIONAL reception room. Providing wood-effect laminate flooring, a ceiling light fitting, double panel radiator, TV point and two uPVC double glazed windows to the front elevation.

BREAKFAST KITCHEN:

14'11" x 12'1" (4.55m x 3.68m)

of STYLISH MODERN DESIGN. Providing tiled flooring. The complementary and extensive fitted kitchen hosts a vast range of white high-gloss shaker-style wall and base units with laminate roll-top work surfaces over and white wall tiled splash backs. LED plinth lighting. Inset white ceramic 1.5 bowl sink with chrome mixer tap and drainer. Integrated 'BELLING' electric oven with four ring induction hob over and concealed extractor hood above. Integrated dishwasher and larder cupboard. Provision for an America-style fridge freezer and sufficient space for a dining table. Double panel radiator, recessed ceiling spotlights and two uPVC double glazed windows to the rear elevation. An internal window looks into the inviting entrance hall. Access into the separate dining room and utility room. Max measurements provided.

UTILITY ROOM:

6'6" x 5'2" (1.98m x 1.57m)

Providing tiled flooring. Further fitted base units, an additional larder storage cupboard and laminate roll-top work surfaces with white tiled splash backs, with under counter plumbing/ provision for a washing machine and tumble dryer. Inset stainless steel sink with drainer. Double panel radiator, ceiling light fitting, extractor fan and a double glazed side external door, giving access into the side and rear garden.

DINING ROOM:

11'9" x 9'6" (3.58m x 2.90m)

A DELIGHTFUL reception room. Located to the rear of the property. Providing wood-effect laminate flooring, a ceiling light fitting, double panel radiator and uPVC double glazed French doors, opening out onto the paved patio, within the lovely rear garden.

LARGE FIRST FLOOR LANDING:

11'3" x 9'10" (3.43m x 3.00m)

A wonderful galleried design. Providing carpeted flooring, an open-spindle balustrade, a ceiling light fitting, smoke alarm, double panel radiator, loft hatch access point, a fitted airing cupboard. Housing the modern 'VISSMANN' gas combination boiler. uPVC double glazed window to the side elevation. Access into the family bathroom and all FOUR WELL-PROPORTIONED bedrooms. Max measurements provided.



MASTER BEDROOM: 13'5 x 13'3 (4.09m x 4.04m)
 A GENEROUS DOUBLE BEDROOM. Located at the front of the property. Providing carpeted flooring, a ceiling fan with light fitting, double panel radiator, two uPVC double glazed windows to the front elevation. Access into the master en-suite and walk-in wardrobe. Max measurements provided.

WALK-IN-WARDROBE: 5'8 x 3'10 (1.73m x 1.17m)
 A useful storage space, with carpeted flooring, a ceiling light fitting.

EN-SUITE SHOWER ROOM: 7'4 x 5'9 (2.24m x 1.75m)
 OF STYLISH CONTEMPORARY DESIGN. Providing vinyl flooring. A corner fitted shower cubicle, with mains shower facility, rainfall effect shower head and modern aqua boarding. a low-level W.C with integrated push-button flush. Ceramic wash hand basin with chrome mixer tap, inset to a fitted vanity storage unit. Chrome heated towel rail. Medium height grey tiled splash backs. Ceiling light fitting, extractor fan and an obscure uPVC double glazed window to the front elevation.

BEDROOM TWO: 14'3 x 13'8 (4.34m x 4.17m)
 A LARGE DUAL-ASPECT DOUBLE BEDROOM. Located to the rear of the house. Providing carpeted flooring, two ceiling light fittings, two double panel radiators, a telephone point and a uPVC double glazed window to the side and rear elevation. Access into the Jack & Jill en-suite. Shared with bedroom three. Max measurements provided.

JACK & JILL EN-SUITE: 5'7 x 5'3 (1.70m x 1.60m)
 Providing carpeted flooring, a corner fitted shower cubicle with mains shower facility and floor to ceiling wall tiled splash backs. A low-level W.C and pedestal wash hand basin with chrome mixer tap and partial wall tiled splash backs. Double panel radiator, ceiling light fitting and extractor fan.

BEDROOM THREE: 10'1 x 9'8 (3.07m x 2.95m)
 A further DOUBLE bedroom. Providing carpeted flooring, a double panel radiator and ceiling light fitting. Access into the Jack & Jill en-suite. Shared with bedroom two. uPVC double glazed window to the rear elevation. Overlooking the lovely rear garden. Max measurements provided.

BEDROOM FOUR: 11'6 x 6'7 (3.51m x 2.01m)
 A well-proportioned bedroom. Located to the front of the house. Providing carpeted flooring, a double panel radiator and ceiling light fitting. uPVC double glazed window to the front elevation.

FAMILY BATHROOM: 10'1 x 6'7 (3.07m x 2.01m)
 OF ATTRACTIVE MODERN DESIGN. Providing tiled flooring, a contemporary double-ended 'PHOENIX' bath with chrome mixer tap and medium height grey wall tiled splash backs. A low-level W.C and ceramic wash hand basin with chrome mixer tap. Inset to a fitted vanity storage unit. Chrome heated towel rail. Recessed ceiling spotlights, extractor fan and an obscure uPVC double glazed window to the side elevation.

DETACHED DOUBLE GARAGE: 18'1 x 18'1 (5.51m x 5.51m)
 Of brick-built construction, with a pitched tiled roof. Providing two manual up/ over garage doors. Power, lighting (with two ceiling strip lights) and over-head eaves storage space. Externally, there are two up/ down lights to the front elevation.

EXTERNALLY:
 The property is pleasantly positioned at the head of a desirable residential cul-de-sac. Close to amenities and main road links. The house stands on an enviable 0.12 of an acre wrap-around corner plot. The front aspect is greeted by an extensive multi-car tarmac driveway. Ensuring AMPLE OFF-STREET PARKING. Sufficient for a number of vehicles. The front garden is laid to law, with a number of established hedges. A paved pathway leads to the front porch and entrance door. There are two secure timber side gates, both leading into the wonderfully established and beautifully maintained rear garden. Predominantly laid to lawn, with an array of colourful and mature hedges and shrubs. There is a raised plant bed, hardstanding and provision for a hot tub and a gravelled seating area in the far-right corner of the garden. A lovely paved patio is access immediately from the French doors in the dining room. The right side aspect hosts a paved pathway, with an outside tap and concealed gas and electricity meters. Leading to a secluded and paved seating area. Ensuring maximum privacy, all year round. Surrounded by an array of lovely well-tended and established hedges. The garden is further enhanced by an alluring tree-lined outlook to the right side/ rear elevation. There are fully fenced side and rear boundaries.

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.

Approximate Size: 1,522 Square Ft.
 Measurements are approximate and for guidance only.

Tenure: Freehold. Sold with vacant possession.

Local Authority:
 Newark & Sherwood District Council.

Council Tax: Band 'E'

EPC: Energy Performance Rating: 'C' (75)





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:

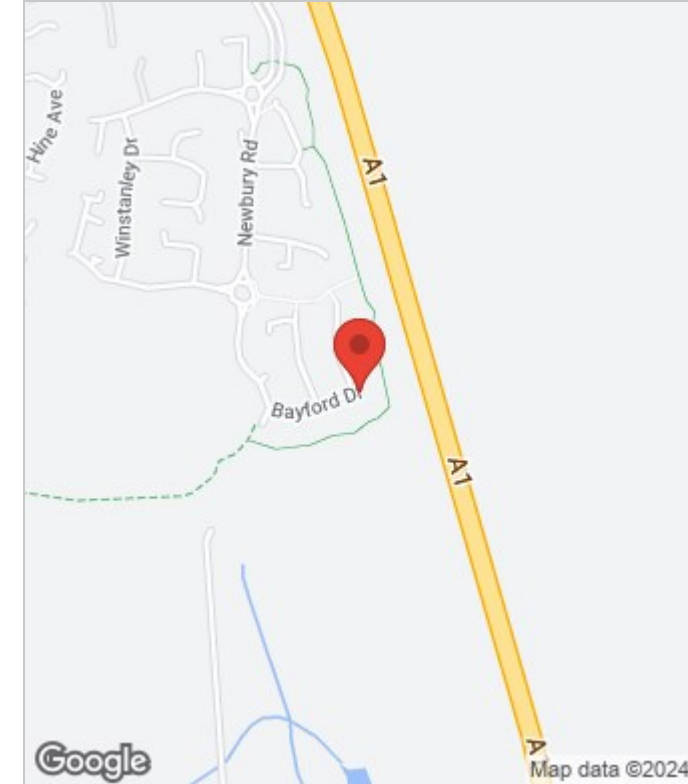
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

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.



OLIVER REILLY

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	83
England & Wales	EU Directive 2002/91/EC	