



Marleston Lane, Middlebeck, Newark

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OLIVER REILLY 



Marleston Lane, Middlebeck, Newark

Guide Price £255,000 - £265,000

- STYLISH SEMI-DETACHED HOME
- DESIRABLE RESIDENTIAL LOCATION
- GF W.C & FIRST FLOOR BATHROOM
- EN-SUITE & FITTED WARDROBES TO MASTER BEDROOM
- MULTI-CAR DRIVEWAY & DETACHED STORE
- FOUR WELL-PROPORTIONED BEDROOMS
- VERSATILE THREE-STOREY LAYOUT
- DINING KITCHEN WITH INTEGRATED APPLIANCES
- STUNNING LANDSCAPED GARDEN
- EXQUISITE CONDITION! Tenure: Freehold EPC 'B' (85)



Guide Price: £255,000-£265,000. SIMPLY STUNNING...!
 Expect nothing less than EXCELLENCE inside this near-faultless semi-detached three storey home. Positioned in the heart of the highly renowned Middlebeck development. Situated close to a wide range of amenities within both Newark and Balderton. This sublime contemporary home is ready and waiting for your immediate presentation. Having been designed to an extremely high standard. The property may be three years old but it replicates SHOW-HOME QUALITY from the outset. The highly versatile internal accommodation spans almost 1,100 square/ft. Set over three floors. Comprising: Inviting entrance hall, a ground floor W.C, beautiful dining kitchen, hosting a range of integrated appliances and a generous lounge. The first floor landing leads into an attractive family bathroom and THREE GENEROUSLY SIZED BEDROOMS. The second floor welcomes the GORGEOUS MASTER BEDROOM SUITE. Boasting extensive fitted wardrobes, a stylish custom built media wall and access into a lovely en-suite shower room. Externally, the surprised don't stop there! You can't not FALL IN LOVE... with the expertly landscaped rear garden. Of general low maintenance, with a detached external store, large paved seating area and provision for a secluded hot tub space. The front aspect promotes a MULTI-CAR TANDEM DRIVEWAY. Further benefits of this marvellous MODERN-DAY BEAUTY include uPVC double glazing, a high energy efficiency rating (EPC: B) and gas fired central heating via a combination boiler. WHAT MORE COULD YOU WANT? This exquisite residence is a joy to behold. STEP INSIDE... and see for yourself...!

ENTRANCE HALL: 12'4 x 3'5 (3.76m x 1.04m)

Accessed via a secure obscure double glazed pained front door. Providing complementary tiled flooring, a double panel radiator, recessed ceiling spotlights and carpeted stairs with an open-spindle balustrade, rising to the first floor. Access into the lounge, dining kitchen and ground floor W.C.

GROUND FLOOR W.C: 5'5 x 2'10 (1.65m x 0.86m)

With tiled flooring, a low-level W.C and a pedestal wash hand basin with chrome mixer tap and partial wall fitted splash backs. A double panel radiator, access to the electrical RCD consumer unit. A ceiling light fitting and obscure uPVC double glazed window to the front elevation.

STYLISH DINING KITCHEN: 13'7 x 9'3 (4.14m x 2.82m)

Of beautiful contemporary design. Providing tiled flooring. The sublime modern kitchen provides a range of fitted high-gloss wall and base units, with Quartz flat-edge work surfaces over, ups-stands and under wall unit lighting. Inset 'BLANCO' granite sink with mixer tap and drainer. Integrated dishwasher, 'ZANUSSI' electric oven and separate four ring gas hob, with stainless steel extractor hood over and glass splash back. Integrated fridge freezer and washing machine. Access to the concealed 'IDEAL' boiler. Ceiling light fitting and uPVC double glazed window to the front elevation. The dining area has sufficient space for a large dining table, with recessed ceiling spotlights and a double panel radiator.

GENEROUS LOUNGE: 16'2 x 12'5 (4.93m x 3.78m)

A wonderfully proportioned reception room. Providing carpeted flooring, a double panel radiator, ceiling light fitting, TV/ telephone connectivity point, fitted under-stairs storage cupboard and a uPVC double glazed window to the rear elevation. uPVC double glazed French doors open out into the lovely landscaped garden. Max measurements provided.

FIRST FLOOR LANDING: 9'9 x 3'10 (2.97m x 1.17m)

With carpeted flooring, an open-spindle balustrade, recessed ceiling spotlights, smoke alarm and a uPVC double glazed window to the side elevation. Access into the family bathroom and all three bedrooms.

BEDROOM TWO: 12'6 x 9'3 (3.81m x 2.82m)

A lovely DOUBLE bedroom. Providing carpeted flooring, a ceiling light fitting, double panel radiator and a uPVC double glazed window to the front elevation. Max measurements provided.

BEDROOM THREE: 12'2 x 9'3 (3.71m x 2.82m)

A further DOUBLE bedroom. Providing carpeted flooring, a ceiling light fitting, double panel radiator and a uPVC double glazed window to the rear elevation. Overlooking the lovely landscaped garden. Max measurements provided.

BEDROOM FOUR: 9'2 x 6'6 (2.79m x 1.98m)

A WELL-APPOINTED bedroom. Providing carpeted flooring, a ceiling light fitting and double panel radiator. uPVC double glazed window to the rear elevation. Overlooking the garden,





FAMILY BATHROOM:

6'6 x 5'6 (1.98m x 1.68m)

Of stylish modern design. Providing Vinyl flooring. A panelled bath with chrome mixer tap and mains shower facility with wall mounted clear-glass shower screen. Majority 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, recessed ceiling spotlights and extractor fan. Obscure uPVC double glazed window to the front elevation.

SECOND FLOOR LANDING:

3'3 x 2'7 (0.99m x 0.79m)

With carpeted flooring, a double panel radiator, recessed ceiling light and smoke alarm. Access into the master bedroom.

MASTER BEDROOM:

17'2 x 16'2 (5.23m x 4.93m)

A STUNNING and VERY GENEROUS DOUBLE BEDROOM. Providing carpeted flooring, recessed ceiling spotlights and one ceiling light fitting. Two double panel radiators, extensive fitted wardrobes with mirrored glass sliding doors. Custom built media wall with recessed shelving, spotlighting and TV point. Walk-in bay to the front elevation with uPVC double glazed window to the front elevation. Loft hatch access point. Access into the en-suite shower room. Max measurements provided.

EN-SUITE SHOWER ROOM:

6'3 x 5'2 (1.91m x 1.57m)

Of stylish modern design. Providing vinyl flooring. A fitted shower cubicle with mains shower facility and floor to ceiling 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, recessed ceiling spotlights, extractor fan and a Velux roof-light to the rear elevation.

EXTERNALLY:

The front aspect provides a well-maintained frontage, with a paved pathway leading to the front entrance door, with wall mounted external light. The front garden is laid to lawn with a hedge-row front boundary. The left side elevation provides a tarmac MULTI-CAR tandem driveway. A secure timber access gate opens into the BEAUTIFULLY LANDSCAPED and fully enclosed rear garden. Predominantly laid to lawn with an extensive paved seating area and a pathway leading to a detached external store and raised entertainment area, with provision for a hot tub. There is an outside tap and double external power point. 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 an 'IDEAL' combination 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: 1,097 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Freehold. Sold with vacant possession.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'B'

EPC: Energy Performance Rating: 'B' (85)

Local Information & Amenities:

This property is conveniently located in a highly sought after residential location, South of Newark Town Centre, with ease of access onto the Flaxley Lane community Park, Gannets day Cafe and Christ Church Infant and Nursery School. Balderton is also within close proximity, providing a wide range of excellent local amenities. 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.

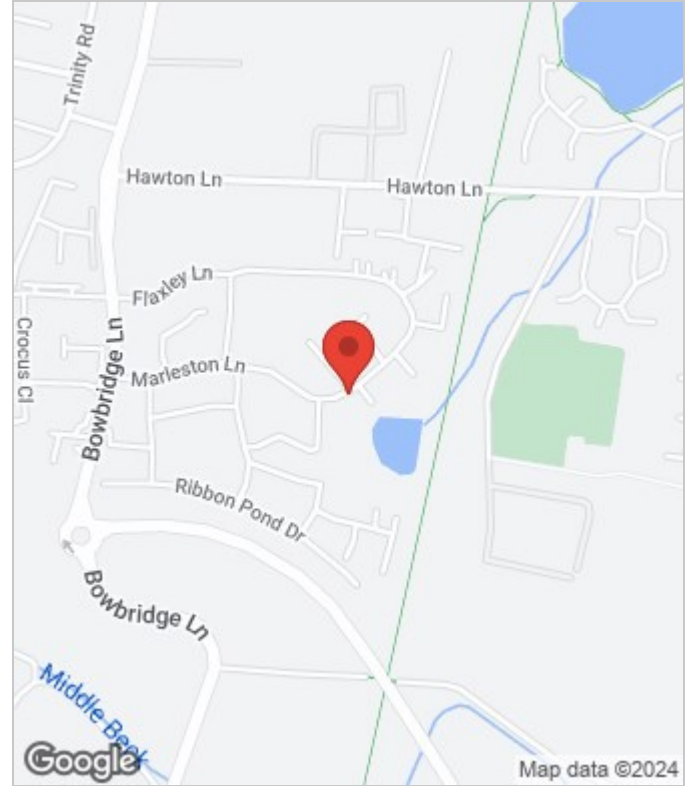
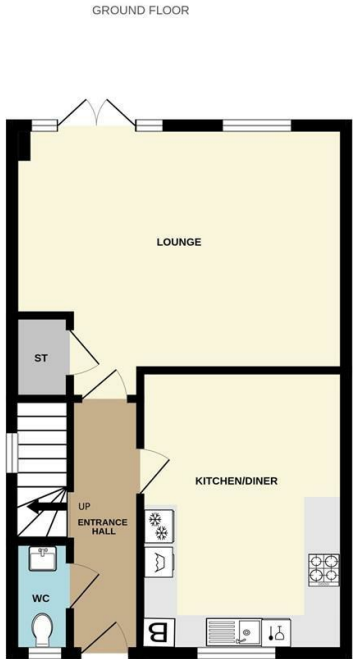
Draft Details-Awaiting Approval:

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.





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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(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

