



Swinderby Close, Newark

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OLIVER REILLY



Swinderby Close, Newark

- STUNNING CONTEMPORARY DETACHED HOME
- HIGHLY SOUGHT-AFTER CUL-DE-SAC LOCATION
- GF W.C & UTILITY ROOM
- FOUR-PIECE BATHROOM & TWO EN-SUITES
- WONDERFUL & WELL-MAINTAINED CORNER PLOT
- FOUR DOUBLE BEDROOMS WITH FITTED WARDROBES
- SUPERB OPEN-PLAN LIVING/DINING KITCHEN
- TWO LARGE RECEPTION ROOMS
- EXTENSIVE GATED DRIVEWAY & DETACHED DOUBLE GARAGE
- EXCELLENT CONDITION! Tenure: Freehold EPC 'C'

Offers in excess of £425,000



A PICTURE-PERFECT..FAMILY FAVOURITE...SHOWSTOPPER...!

You will LOVE this stunning and substantial detached family-sized home. Occupying an enviable 0.11 of an acre corner plot position, within a highly renowned residential location, in the Beacon Heights vicinity. Boasting ease of access onto the A1,A46 and to Newark Town Centre. This stylish, spacious and sought-after style of home will leave a LASTING IMPRESSION. From the moment you walk through the door. The property commands an excellent and free-flowing internal layout. Spanning in excess of 1,900 square/ft. Promoting a high degree of versatility. The copious accomodation comprises: Inviting reception hall, a ground floor W.C, large living room, separate multi-purpose family room and a FABULOUS TRIPLE-ASPECT 27FT OPEN-PLAN LIVING/ DINING FAMILY KITCHEN. Hosting sufficient living and dining space. Along with a breakfast bar and a range of integrated appliances. Accompanied via access into a separate utility room. The galleried-style first floor landing occupies a large FOUR-PIECE family bathroom and FOUR DOUBLE BEDROOMS. All emphasized by FITTED WARDROBES. The second bedroom presents an en-suite shower room and the HUGE MASTER BEDROOM. enjoys a four-piece en-suite bathroom and a useful dressing room with fitted wardrobes. Externally, the wonderful corner plot setting commands a generous degree of space. Enjoying a beautifully maintained and fully enclosed rear garden The front aspect is greeted via a tarmac driveway, with high-level double gates opening onto an additional driveway space. Boasting AMPLE OFF-STREET PARKING and access into a DETACHED DOUBLE GARAGE. Providing power and lighting. Further benefits of this FIRST CLASS RESIDENCE include uPVC double glazing throughout and gas fired central heating. There's ALL YOU CAN WANT... AND MORE! Step inside and gain a full sense of appreciation. We promise you won't leave disappointed!

RECEPTION HALL: 15'8 x 12'1 (4.78m x 3.68m)

Accessed via a painted obscure composite front entrance door. Leading into a WONDERFUL entrance space. Providing LVT flooring, carpeted stairs with an open-spindle balustrade, rising to the first floor. Recessed ceiling spotlights, a smoke alarm and wall mounted alarm control panel Double panel radiator, central heating thermostat and a large fitted storage cupboard. Access into both reception rooms, the open-plan family kitchen and ground floor W.C.

GROUND FLOOR W.C: 6'1 x 3'3 (1.85m x 0.99m)

Providing LVT flooring. A low-level W.C and a pedestal wash hand basin with chrome taps and medium height wall tiling. Double panel radiator, ceiling light fitting and a painted obscure uPVC double glazed window to the front elevation.

LIVING ROOM: 20'10 x 12'10 (6.35m x 3.91m)

A GENEROUS RECEPTION ROOM. Accessed via internal double doors from the reception hall. Providing LVT flooring, two double panel radiators, two wall light fitting, recessed ceiling spotlights, two TV points and a telephone point. Painted uPVC double glazed window to the front elevation. uPVC double glazed French doors to the rear elevation, open out into the garden.

FAMILY ROOM: 15'5 x 9'9 (4.70m x 2.97m)

A SPACIOUS AND MULTI-PURPOSE RECEPTION ROOM. Accessed via internal double doors, from the reception hall. Providing carpeted flooring, a low-level double panel radiator, TV point and recessed ceiling spotlights. Two painted uPVC double glazed windows to the front elevation.

OPEN-PLAN LIVING/DINING KITCHEN: 27'5 x 16'2 (8.36m x 4.93m)

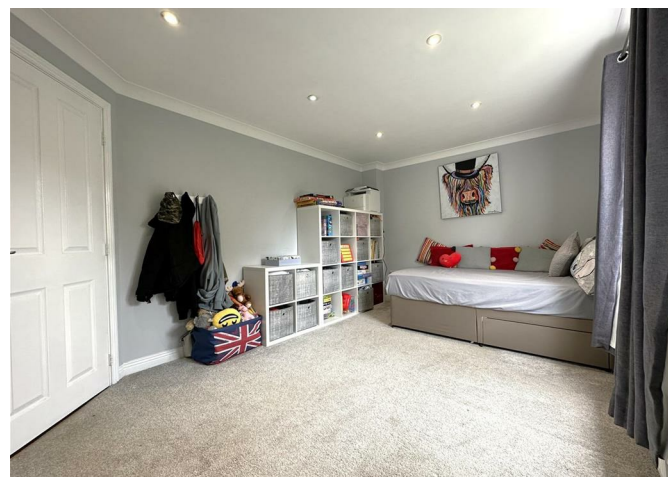
A GENEROUS OPEN-PLAN FAMILY-SIZED SPACE. The stylish modern kitchen provides tiled flooring. A vast array of fitted white wall and base units with laminate roll-top work surfaces over and complementary grey tiled splash backs. Inset stainless steel 1.5 bowl sink with mixer tap and drainer. Integrated medium height electric oven. Integrated under-counter fridge and separate freezer. Large fitted breakfast island hosts further under counter base units and an inset four ring gas hob with ceiling mounted stainless steel extractor hood. Under counter provision for a dishwasher. Ceiling spotlights, painted uPVC double glazed window to the side elevation. Access into the separate utility room and OPEN-PLAN access to the large living/ dining space, with complementary laminate flooring, ceiling spotlights, a double panel radiator, TV point, smoke alarm, two painted uPVC double glazed windows to the rear elevation and one painted uPVC double glazed window to the side elevation. uPVC double glazed French doors open out into the well-appointed garden. Max measurements provided.

UTILITY ROOM: 7'7 x 4'8 (2.31m x 1.42m)

Providing tiled flooring, laminate roll-top work surfaces, with an inset stainless steel sink. Under counter plumbing/ provision for a washing machine and tumble dryer. Provision for a fridge freezer. Access to the gas fired 'IDEAL' central heating boiler. A ceiling light fitting, heating/ hot water control panel, extractor fan and a clear glass double glazed side external door. Leading into the garden.

FIRST FLOOR LANDING: 18'4 x 10'9 (5.59m x 3.28m)

A generous galleried-style space, with an open-spindle balustrade. Providing carpeted flooring, two ceiling light fittings, a double panel radiator, smoke alarm, loft hatch access point and a fitted airing cupboard. Housing the hot water cylinder. Painted uPVC double glazed window to the rear elevation. Access into the family bathroom and all FOUR DOUBLE BEDROOMS. Max measurements provided.





DRESSING ROOM: 5'9 x 4'9 (1.75m x 1.45m)
Providing carpeted flooring, a ceiling light fitting and double fitted wardrobe. Access into the en-suite and master bedroom.

MASTER BEDROOM: 16'3 x 14'4 (4.95m x 4.37m)
A GENEROUS DOUBLE BEDROOM. Providing carpeted flooring. A ceiling light fitting, double panel radiator, TV point and a painted uPVC double glazed window to the rear elevation. Velux roof light with integrated blind to the front elevation. Double fitted wardrobe and access into the en-suite.

MASTER EN-SUITE: 8'5 x 6'1 (2.57m x 1.85m)
Of stylish modern design. Providing tile-effect flooring. A fitted shower cubicle with mains shower facility, aqua boarding and rainfall-effect shower head. A panelled bath with chrome mixer tap and floor to ceiling tiled splash backs. Low-level W.C and a 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 a painted uPVC double glazed window to the side elevation.

BEDROOM TWO: 12'8 x 9'10 (3.86m x 3.00m)
A FURTHER DOUBLE BEDROOM. Providing carpeted flooring, a double panel radiator, ceiling light fitting, smoke alarm and a double fitted wardrobe. Painted uPVC double glazed window to the front elevation. Access into the en-suite.

EN-SUITE SHOWER ROOM: 8'5 x 4'6 (2.57m x 1.37m)
Providing vinyl flooring. A fitted shower cubicle with mains shower facility. A low-level W.C and a pedestal wash hand basin with chrome taps. Medium height wall tiling, double panel radiator, shaver point, recessed ceiling spotlights, extractor fan and an obscure painted uPVC double glazed window to the side elevation.

BEDROOM THREE: 13'9 x 9'9 (4.19m x 2.97m)
AN ADDITIONAL DOUBLE BEDROOM. Providing carpeted flooring, a ceiling light fitting, smoke alarm, double panel radiator, double fitted wardrobe and a painted uPVC double glazed window to the front elevation.

BEDROOM FOUR: 10'9 x 10'1 (3.28m x 3.07m)
A FINAL DOUBLE BEDROOM. Providing carpeted flooring, a ceiling light fitting, low-level double panel radiator, smoke alarm and a double fitted wardrobe. Painted uPVC double glazed window to the rear elevation. Overlooking the rear garden.

FAMILY BATHROOM: 10'3 x 9'9 (3.12m x 2.97m)
Extremely well-proportioned. Providing vinyl flooring, a panelled bath with chrome mixer tap and over-head showering facility with floor to ceiling wall tiling. A double fitted shower cubicle with mains shower facility, rainfall-effect shower head and aqua boarding. Low-level W.C and pedestal wash hand basin and chrome taps. Medium height wall tiling, shaver point, recessed ceiling spotlights and extractor fan. Obscure painted uPVC double glazed window to the front elevation. Max measurements provided. Width reduces to 6'3 ft. (1.91m).

DETACHED DOUBLE GARAGE: 16'7 x 15'5 (5.05m x 4.70m)
Of brick built construction with a pitched tiled roof. Accessed via a manual up/ over double garage door. Providing power, lighting and over-head eaves storage space.

EXTERNALLY:

The property enjoys a wonderful corner plot position. Standing on an excellent 0.11 of an acre plot. The front aspect is greeted with a paved pathway, leading to the front entrance door, with two up/ down lights either side of the door. The front garden is plaid to lawn with a partial hedge-row front boundary. A paved pathway leads to the left side elevation, onto a generous tarmac driveway. Secure high-level double gates open onto an additional and SUBSTANTIAL tarmac driveway. Boasting ample off-street parking for a wide array of vehicles. Giving access into the detached DOUBLE garage. The well-appointed rear garden is beautifully maintained and predominantly laid to lawn. There are a range of gravelled and borders and established bushes. A paved patio is utilised from the French doors in the living room and open-plan kitchen space. A paved pathway leads round to additional paved hard-standing, with pergola and provision for a hot tub. There are two outside lights, an external cold water tap, part fenced and part walled side and rear boundaries. Retaining a strong degree of privacy.

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: 1,934 Square Ft.

Measurements are approximate and for guidance only. This does not include the detached double garage.

Tenure: Freehold. Sold with vacant possession.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'E'

EPC: Energy Performance Rating: 'C' (74)





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:

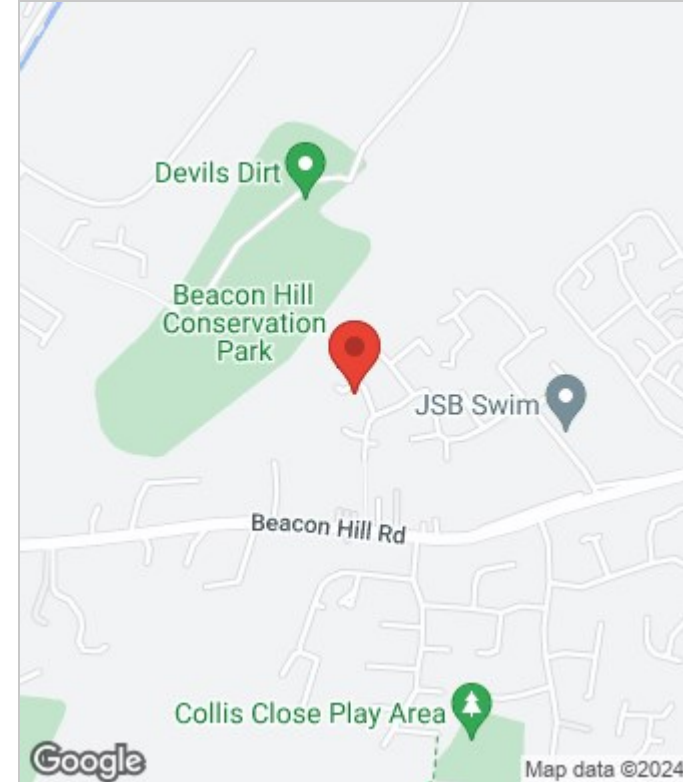
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

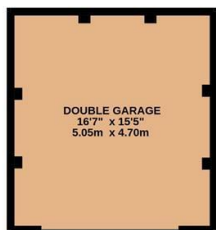
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

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.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	82
(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	