



John Gold Avenue, Newark

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 OLIVER REILLY



John Gold Avenue, Newark

Guide Price £260,000 - £270,000

- SUBSTANTIAL & EXTENDED TOWN HOUSE
- POPULAR LOCATION. CLOSE TO TOWN CENTRE
- GARDEN ROOM WITH BI-FOLD DOORS
- FIRST FLOOR BATHROOM & SECOND FLOOR EN-SUITE
- SINGLE GARAGE & OFF-STREET PARKING TO REAR
- THREE DOUBLE BEDROOMS & FITTED WARDROBES
- DINING KITCHEN & SEPARATE SITTING ROOM
- GF W.C & UTILITY ROOM
- LOVELY LOW-MAINTENANCE GARDEN
- EXCELLENT PRESENTATION! Tenure: Freehold EPC 'C' (74)



GARAGE & DRIVEWAY

ENTRANCE HALL: 11'8 x 5'5 (3.56m x 1.65m)
 Accessed via an obscure painted glass external door. The inviting reception space provides vinyl flooring, carpeted stairs with an open-spindle balustrade, rising to the first floor. A low-level under-stairs storage cupboard. A ceiling light fitting, smoke alarm, 'Worcester' central heating control panel, a single panel radiator, electrical RCD consumer unit. Access into the bay-fronted sitting room.

BAY-FRONTED SITTING ROOM: 13'2 x 9'2 (4.01m x 2.79m)
 A lovely reception room. Providing vinyl flooring, a double panel radiator, electric radiator, TV point and a walk-in bay with uPVC double glazed windows to the front elevation. Open-access through to the dining kitchen. Max measurements provided. into bay-window.

GENEROUS DINING KITCHEN: 16'71 x 9'2 (50.93m x 2.79m)
 Of STYLISH MODERN DESIGN. Providing vinyl flooring. The extensive white shaker-style fitted kitchen hosts a range of wall and base units with laminate roll-top work surfaces over and white wall tiled splash backs. Inset 1.5 bowl stainless steel sink with mixer tap and drainer. Integrated medium height 'NEFF' electric oven and separate four ring gas hob with concealed extractor hood above. Under counter provision for a fridge and freezer. Two ceiling light fittings, a double panel radiator and sufficient space for a dining table. uPVC double glazed window to the side elevation. Access into the garden room and utility room.

UTILITY ROOM: 5'5 x 5'5 (1.65m x 1.65m)
 With vinyl flooring. A fitted base units with laminate roll-top work surfaces over. Under counter plumbing/provision for a washing machine and tumble dryer. Access to the 'WORCESTER' gas fired boiler. Ceiling light fitting, extractor fan, uPVC double glazed window to the rear elevation. Access into the ground floor W.C.

GROUND FLOOR W.C: 5'5 x 2'9 (1.65m x 0.84m)
 With vinyl flooring. A low-level W.C and a ceramic wash hand basin with chrome taps and partial wall tiled splash backs. Single panel radiator, ceiling light fitting and extractor fan.

GARDEN ROOM: 10'10 x 7'10 (3.30m x 2.39m)
 Of brick built construction, with vinyl flooring, a double panel radiator, two wall light fittings, high-level uPVC double glazed windows to the left and right side elevation. Two Velux roof-lights and two sets of BI-FOLDING DOORS opening out into the landscaped garden.

FIRST FLOOR LANDING: 6'9 x 3'4 (2.06m x 1.02m)
 With carpeted flooring, a ceiling light fitting, smoke alarm, a single panel radiator and carpeted stairs, with an open-spindle balustrade rising to the second floor. Access into the bathroom, bedroom and large lounge.

BAY-FRONTED LOUNGE: 15'2 x 12'3 (4.62m x 3.73m)
 A GENEROUS RECEPTION ROOM. Providing carpeted flooring, a ceiling light fitting, two double panel radiators, a TV point, central feature fireplace. Housing an inset electric fire, with a raised hearth and surround. Walk-in bay with uPVC double glazed windows to the front elevation. Additional uPVC double glazed window to the front elevation. Max measurements provided, into bay-window.

BEDROOM THREE: 13'2 x 8'7 (4.01m x 2.62m)
 A LOVELY DOUBLE BEDROOM. Located at the rear of the property. Providing carpeted flooring, a ceiling light fitting, single panel radiator, extensive fitted wardrobes and two uPVC double glazed windows to the rear elevation. Max measurements provided, up to fitted wardrobes.

Guide Price: £260,000 - £270,000. LOCATION! LOCATION! LOCATION!

This eye-catching, substantial and highly VERSATILE town house stands proud within a highly renowned residential location, within close proximity and school catchment for the IN-DEMAND BARNBY ROAD ACADEMY. Having been EXTENDED TO THE REAR. The property boasts ample living space over 1,300 square/ft. Presented to a EXTREMELY HIGH STANDARD. Set over three floors. The ground floor is greeted by an inviting entrance hall, bay-fronted multi-purpose sitting room, with open access through to a FABUOUS CONTEMPORARY DINING KITCHEN, a separate utility room, ground floor W.C and a WONDERFUL GARDEN ROOM WITH BI-FOLD DOORS. Enjoying a lovely outlook over the low-maintenance garden. The first floor hosts a LARGE BAY-FRONTED LOUNGE, a spacious (third) DOUBLE bedroom, with extensive FITTED WARDROBES and a central bathroom. The second floor enjoys TWO FURTHER DOUBLE BEDROOMS. Both with FITTED WARDROBES. There is also an e-suite shower room benefitting the master bedroom. Externally, the property welcomes a manageable front garden. A particular highlight has to be the SUPERBLY LANDSCAPED REAR GARDEN. Enjoying minimal maintenance and a delightful private seating area. Combining the outside, with inside, via the wonderful garden room extension. Off-street parking is available to the rear, giving access into a SINGLE GARAGE. Providing power and lighting. Further benefits of this MAGNIFICENT CONTEMPORARY GEM include uPVC double glazing throughout and gas fired central heating. SET YOUR SIGHTS... On this PICTURE-PERFECT family residence. Holding the key to your living flexibility and contemporary satisfaction!





FIRST FLOOR BATHROOM:

7'1 x 5'6 (2.16m x 1.68m)
With carpeted flooring. Providing a panelled bath with chrome mixer tap and over-head shower facility, a low-level W.C and a pedestal wash hand basin with chrome taps. Medium height wall tiling, single panel radiator, shaver point, ceiling light fitting, extractor fan and an obscure uPVC double glazed window to the side elevation.

SECOND FLOOR LANDING:

6'9 x 2'10 (2.06m x 0.86m)
With carpeted flooring, an open-spindle balustrade, a ceiling light fitting, smoke alarm, loft hatch access point, single panel radiator. Fitted airing cupboard. Providing sufficient storage. Access into two further DOUBLE bedrooms.

MASTER BEDROOM:

13'2 x 10'8 (4.01m x 3.25m)
A WONDERFUL DOUBLE BEDROOM. Providing carpeted flooring, a ceiling light fitting, single panel radiator, TV/telephone point, extensive fitted wardrobes and two uPVC double glazed windows to the front elevation. Access into the en-suite shower room Max measurements provided, up to fitted wardrobes.

EN-SUITE SHOWER ROOM:

6'7 x 6'1 (2.01m x 1.85m)
With carpeted flooring. Providing a fitted shower cubicle with mains shower facility and floor to ceiling wall tiled splash backs. A low-level W.C and a pedestal wash hand basin with chrome taps. Medium height wall tiling. Shaver point, single panel radiator, ceiling light fitting and extractor fan. Obscure uPVC double glazed window to the side elevation. Max measurements provided.

BEDROOM TWO:

13'2 x 9'11 (4.01m x 3.02m)
A FURTHER DOUBLE BEDROOM. Providing carpeted flooring, a ceiling light fitting, single panel radiators, Max measurements provided, up to fitted wardrobes.

SINGLE GARAGE:

15'6 x 8'7 (4.72m x 2.62m)
Of brick built construction. wit a pitched tiled roof. Accessed via a manual up/ over garage door. Providing power, lighting and over-head eaves storage An obscure uPVC double glazed left side personnel door gives access into the enclosed garden.

EXTERNALLY:

The front aspect is greeted via a lovely low-maintenance front garden. Accessed via a low-level wrought-iron gate. A paved pathway leads to the entrance porch, with storm canopy and front door. Giving access to the concealed gas and electricity meters. The well-maintained front garden hosts an artificial lawn with a planted lavender front border. The is a low-level wrought-iron front boundary. A shared tarmac driveway leads to the rear of the property, to an allocated parking space. Giving access into the single garage. A secure wooden rear gate opens into the BEAUTIFUL LOW-MAINTENANCE GARDEN. Enjoying a raised artificial lawn, extensive paved seating area with partial planted shrubs. There is an outside tap, external power socket, fully fenced side a boundaries and a (garage) wall enclosed rear boundary.

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: 1,374 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'

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

Local Information & Amenities:

This property is conveniently located in a highly sought after residential location, within catchment for the desirable Barnby Road Academy. 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.

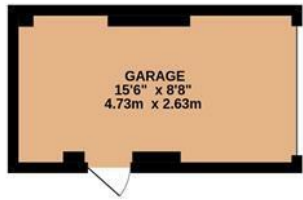
Draft Details-Awaiting Approval:

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.

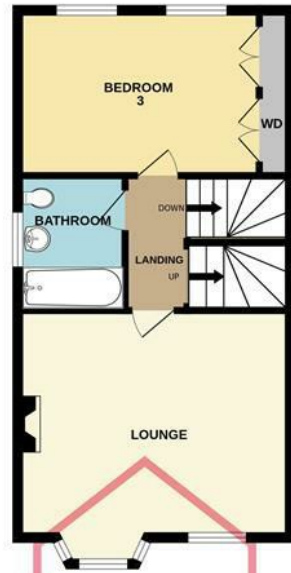




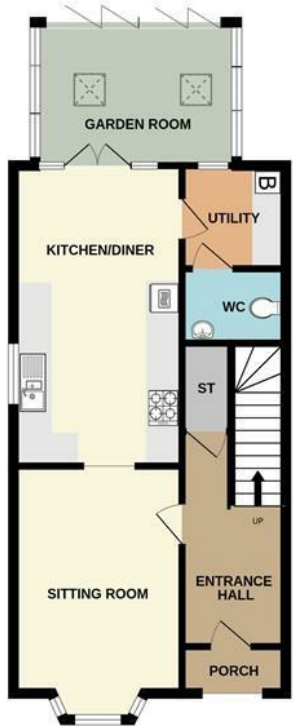
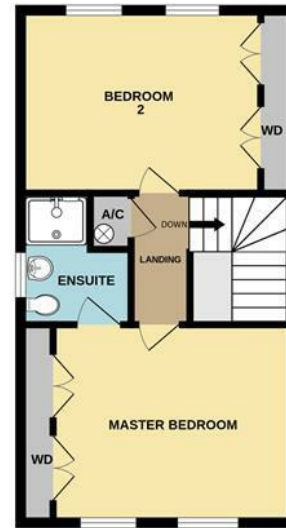
GROUND FLOOR



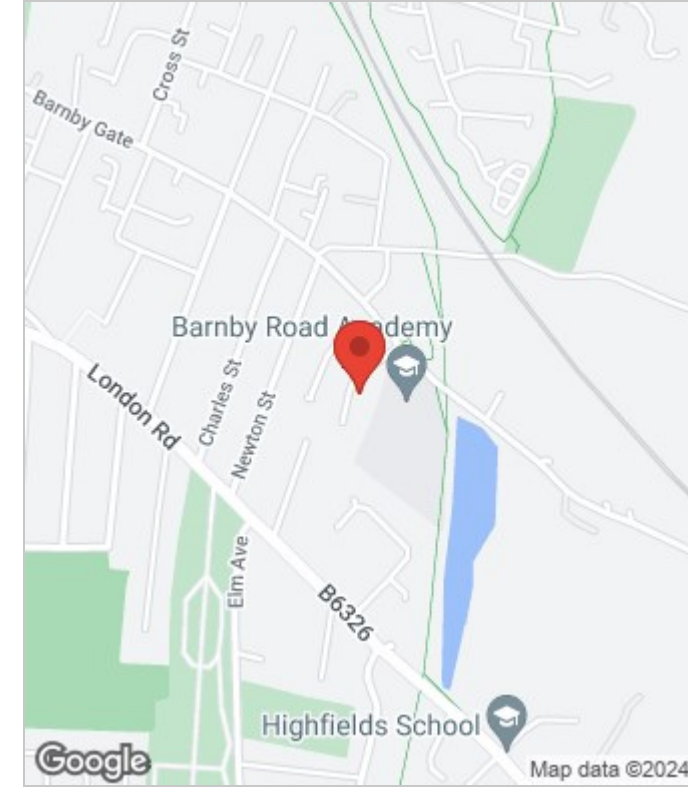
1ST FLOOR



2ND FLOOR



OLIVER REILLY



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 | |