



Cranmer Road, Newark

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OLIVER REILLY





# Cranmer Road, Newark

- EXTENDED END TERRACE HOME
- EASE OF ACCESS TO TOWN CENTRE
- STYLISH MODERN KITCHEN
- LOW-MAINTENANCE GARDEN
- EXCELLENT INTERNAL PRESENTATION
- THREE BEDROOMS
- TWO GENEROUS RECEPTION ROOMS
- GATED TARMAC DRIVEWAY
- DETACHED BRICK OUTBUILDING
- NO CHAIN! Tenure: Freehold EPC 'D'

Offers in excess of £180,000



## EXTENDED END-TERRACE EXCITEMENT...!

Take a look inside this smashing family-sized home. Conveniently situated for ease of access to Newark Town Centre, within close proximity to an array of local amenities. This lovely contemporary home has been cleverly EXTENDED to the ground floor. To enhance the wonderful level of accommodation available. Almost reaching 1,000 square/ft. The internal layout comprises: Inviting entrance hall, generous living room, stylish modern kitchen, with an open-archway into a SUPERB DUAL-ASPECT LOUNGE/DINER. Perfect for any growing family, or for entertaining. The first floor landing hosts THREE EXCELLENT SIZED BEDROOMS. All with new carpets! A two-piece bathroom and separate W.C. Externally, the property stands on a deceptive corner plot. The front aspect is greeted via a double wrought-iron gated entrance, onto a tarmac driveway. The low-maintenance rear garden has been hard-landscaped, with access into a detached brick outbuilding. Providing power and lighting. This really is a HOME TO APPRECIATE. Immaculately presented. READY & WAITING for your instant appreciation! Marketed with NO ONWARD CHAIN!

### ENTRANCE HALL:

11'6 x 5'9 (3.51m x 1.75m)

Accessed via a brown obscure uPVC double glazed front door, with uPVC double glazed side panels. Providing hardwood laminate flooring. Carpeted stairs with an open-spindle balustrade, rising to the first floor, ceiling light fitting, single panel radiator and a low-level under-stairs storage cupboard. The hallways gives access into the modern kitchen and large living room.

### LIVING ROOM:

19'9 x 10'9 (6.02m x 3.28m)

A generously sized reception room. Providing wood-effect laminate flooring, two ceiling roses with two light fittings, two wall light fittings, two single panel radiators, TV/ telephone point and a central feature fireplace. Housing an inset coal-effect electric fire, with a raised stone-effect hearth and decorative surround. A brown uPVC double glazed window to the front and rear elevation.

### CONTEMPORARY KITCHEN:

11'4 x 7'5 (3.45m x 2.26m)

Of modern design. Providing tiled flooring. The fitted kitchen hosts an extensive range of cream high-gloss wall and base units with laminate wood-effect roll-top work surfaces over and brown wall tiled splash backs. Inset 1.5 bowl sink with chrome mixer tap and drainer. Provision for a 'KENWOOD' freestanding gas oven with five ring gas hob over, a black glass splash-back and stainless steel extractor hood above. Integrated fridge freezer. Under-counter plumbing/ provision for a washing machine. Ceiling cladding with a light fitting. Wall inset alarm control panel. Fitted walk-in storage cupboard, with tiled flooring. Housing the electrical RCD consumer unit and electricity meter. The kitchen has a brown uPVC double glazed window to the rear elevation an open archway into the large lounge/diner. Max measurements provided.

### OPEN-PLAN LOUNGE/DINER:

12'10 x 12'2 (3.91m x 3.71m)

A LOVELY DUAL-ASPECT SPACE. With tiled flooring, a large double panel radiator, recessed ceiling spotlights. Sufficient space for a large dining table and seating space. Brown uPVC double glazed window to the side elevation and a featured brown uPVC double glazed porthole window to the front elevation. A brown uPVC double glazed rear external door gives access into the garden. Max measurements provided.

### FIRST FLOOR LANDING:

8'9 x 2'8 (2.67m x 0.81m)

With BRAND NEW carpeted flooring, a ceiling light fitting, loft hatch access point and a wall mounted central heating thermostat. A fitted airing cupboard houses the hot water cylinder and wall mounted heating, hot water control panel. Access into the first floor W.C, bathroom and all three well-proportioned bedrooms.

### MASTER BEDROOM:

14'1 x 10'10 (4.29m x 3.30m)

A GENEROUS DOUBLE BEDROOM. Providing BRAND NEW carpeted flooring, a ceiling rose with light fitting, large single panel radiator TV point and a fitted storage cupboard. brown uPVC double glazed window to the front elevation. Max measurements provided.



**BEDROOM TWO:**

14'1 x 8'5 (4.29m x 2.57m)

With BRAND NEW carpeted flooring, a ceiling light fitting, single panel radiator TV point and a fitted storage cupboard. Housing the gas fired boiler. Brown uPVC double glazed window to the front elevation.

**BEDROOM THREE:**

8'0 x 7'10 (2.44m x 2.39m)

With BRAND NEW carpeted flooring, a ceiling light fitting, single panel radiator and a brown uPVC double glazed window to the rear elevation.

**FIRST FLOOR W.C.:**

5'9 x 2'6 (1.75m x 0.76m)

With vinyl flooring. A low-level W.C with high-rise cistern and levered flush. Medium height wall tiling, a ceiling light fitting and a brown obscure uPVC double glazed window to the rear elevation.

**BATHROOM:**

5'5 x 5'4 (1.65m x 1.63m)

With vinyl flooring. A panelled bath with chrome taps, electric shower facility, wall mounted clear glass shower screen and floor to ceiling wall tiling. White ceramic wash hand basin with chrome taps. Inset to a fitted vanity storage unit. Single panel radiator and a ceiling light fitting. Brown uPVC double glazed window to the rear elevation.

**DETACHED BRICK OUTBUILDING:**

8'10 x 7'7 (2.69m x 2.31m)

Of brick built construction with a flat roof. Accessed via a secure external personal door. Providing power, lighting and a brown uPVC double glazed window to the left side elevation.

**EXTERNALLY:**

The front aspect is greeted with dropped kerb vehicular access up to a high-level double wrought-iron gated entrance. Opening onto a tarmac driveway. The low-maintenance frontage is predominantly gravelled with an established monkey puzzle tree, a low-level walled left side and front boundary. There is a fenced right side boundary, with access down to the rear external door. A wrought-iron personal access gate opens through to an extensive paved rear garden, with access into the detached brick outbuilding. The rear garden is triangulated and has fenced side and rear boundaries. There is also a rear external security light and outside tap.

**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: 953 Square Ft.**

Measurements are approximate and for guidance only.

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

**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'A'****EPC: Energy Performance Rating: "D (66)****Local Information & Amenities:**

This property is conveniently located in a popular residential location, within close proximity and to the Town Centre. 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 marketplace 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.





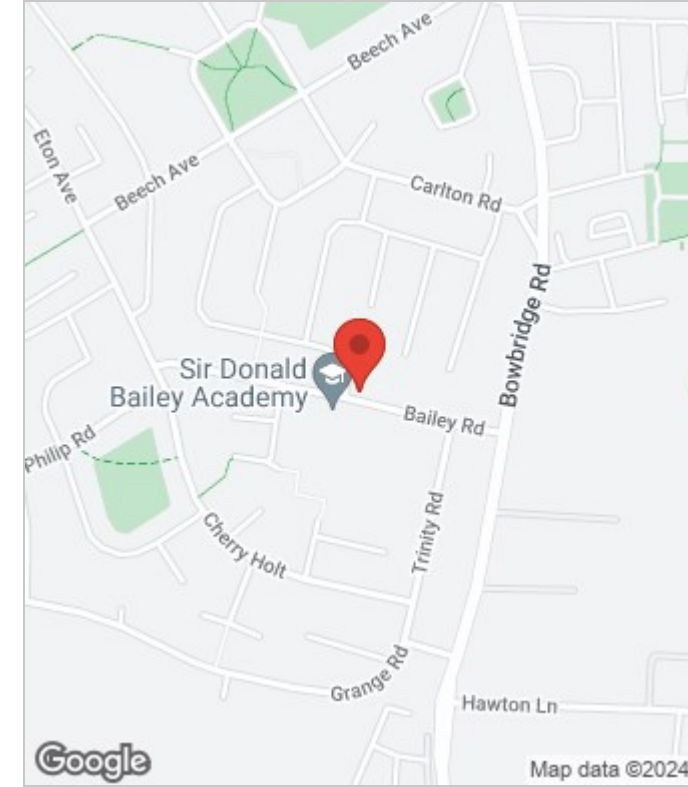
GROUND FLOOR



1ST FLOOR



OLIVER REILLY



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	