



Magdalene View, Newark

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 OLIVER REILLY



# Magdalene View, Newark

Guide Price £325,000 - £350,000

- LOVELY DETACHED FAMILY HOME
- POPULAR LOCATION. CLOSE TO MAIN ROAD LINKS
- WONDERFUL OPEN-PLAN DINING KITCHEN
- FIRST FLOOR BATHROOM & TWO EN-SUITES
- DETACHED DOUBLE GARAGE & DRIVEWAY
- FOUR WELL-PROPORTIONED BEDROOMS
- THREE RECEPTION ROOMS
- GF W.C & UTILITY ROOM
- HIGHLY PRIVATE ENCLOSED GARDEN
- EXCELLENT CONDITION! Tenure: Freehold EPC 'C' (74)

Guide Price: £325,000 - £350,000. YOUR FOREVER FAMILY HOME..!!

Welcome to Magdalene View. A charming and highly-sought after modern-day residential location. Closely situated to the Town Centre and ensuring ease of access onto the A1 and A46. This attractive detached residence stands proud with an excellent degree of KERB-APPEAL. The property's IMMACULATE CONDITION is a huge credit to the existing owners. Having been maintained to an exceptionally high standard. READY & WAITING for you to step inside and gain a full sense of appreciation.

This alluring contemporary home commands a substantial internal layout. Spanning in excess of 1,400 square/ft, comprising: An inviting entrance hall, ground floor W.C, a large lounge with double doors into a separate dining room, a SUPERB OPEN-PLAN LIVING/ DINING KITCHEN. Enjoying a range of integrated appliances, breakfast bar and French doors. Opening out into the garden. The ground floor provides a separate utility room and a study. The first floor landing boasts a three-piece family bathroom and FOUR WELL-PROPORTIONED BEDROOMS. Two of which enjoy an en-suite shower room.

Externally, the property stands on an enviable 0.15 of an acre plot. Greeted by a MULTI-CAR tarmac driveway. Leading into a DETACHED DOUBLE GARAGE. Providing power and lighting. The HIGHLY-PRIVATE well-appointed rear garden has been beautifully designed, with a paved seating area and sufficient space for a substantial extension. Subject to relevant approvals.

Further benefits of this warm and welcoming FIRM FAMILY FAVOURITE include uPVC double glazing throughout and gas-fired central heating. SETTLE DOWN and make this your next move! Allowing all your boxes to be ticked..!



## ENTRANCE HALL:

13'2 x 9'9 (4.01m x 2.97m)

Accessed via an obscure front entrance door. The inviting reception hall provides wood-effect vinyl flooring, carpeted stairs rising to the first floor with an open spindle balustrade and handrail. A ceiling, light fitting, smoke alarm, wall mounted central heating thermostat, a double panel radiator and under-stairs storage cupboard. The hallway provides access into two of the three reception rooms, the spacious dining kitchen, utility room and ground floor W.C. Max measurements provided.

## GROUND FLOOR W.C:

4'6 x 3'8 (1.37m x 1.12m)

Of tasteful, modern design. Providing wood-effect vinyl flooring. A low-level W.C with integrated push-button flush and a pedestal wash, hand-basin with chrome taps and partial wall tiled splash backs. Ceiling light fitting, double panel radiator and an obscure uPVC double glazed window to the side elevation.

## LOUNGE:

15'8 x 10'7 (4.78m x 3.23m)

A spacious reception room. Providing carpeted flooring, two ceiling light fittings, two double panel radiators, TV/satellite/ telephone connectivity points, and two uPVC double glazed windows to the front elevation. Internal double doors open into a separate dining room.

## DINING ROOM:

10'7 x 9'10 (3.23m x 3.00m)

Additional and spacious reception room. Providing wood-effect vinyl flooring. A ceiling light fitting, double panel radiator, uPVC double glazed French doors open out to the rear garden. Internal double doors open into the family dining kitchen.

## OPEN-PLAN DINING KITCHEN:

15'6 x 15'6 (4.72m x 4.72m)

Of attractive, contemporary design. Enjoying a large and flexible degree of living space. The complementary modern kitchen houses, a vast range of fitted wall and base units with roll-top work surfaces over and mosaic-style wall tile splash backs. Inset 1.5 bowl, stainless steel sink with chrome mixer tap and drainer. Integrated dishwasher, full height freezer and integrated medium height 'HOTPOINT' electric oven with separate four ring gas hob and concealed extractor hood above. Fitted breakfast bar, overlooking the rear garden. Two Ceiling light fittings, double panel radiator, uPVC double glazed window to the rear elevation and open plan access to the Dining Area: 12'6 x 7'9. (3.81m x 2.36m).

With continuation of the tiled flooring. Providing a further range of fitted wall and base units with partial laminate work surfaces over and an integrated full height fridge. Sufficient space for a large dining table and additional ceiling light fitting, double panel, radiator and uPVC double glazed French doors open out into the private rear garden. Max measurements provided.

## UTILITY ROOM:

8'1 x 5'1 (2.46m x 1.55m)

Providing tiled flooring. A further range of complementary fitted base units with roll-top work surfaces over and partial wall tiled splash backs. Inset stainless steel sink with mixer tap and drainer. Plumbing/ provision for an under counter washing machine and tumble dryer. Access to the 'IDEAL' gas fired boiler. Ceiling light fitting and a part glazed side external door. Giving access to the front and rear of the property.

## STUDY:

7'4 x 6'2 (2.24m x 1.88m)

An additional reception room, providing carpeted flooring, a ceiling light fitting, double panel radiator, telephone point and access to the electrical RCD consumer unit. uPVC double glazed window to the side elevation.

## FIRST FLOOR LANDING:

10'5 x 6'1 (3.18m x 1.85m)

With carpeted flooring, two ceiling light, fittings, smoke alarm, loft hatch, access point, double panel radiator and a fitted airing cupboard housing the 'BOILERMATE' hot water system. The landing leads into the family, bathroom and all four well-proportioned bedrooms.





#### MASTER BEDROOM:

12'10 x 11'9 (3.91m x 3.58m)  
A generous double bedroom. Providing carpeted flooring, a ceiling, light fitting, double panel radiator, TV point, extensive fitted wardrobes, and, two uPVC double glazed windows to the front elevation. Access into the master en-suite. Max measurements provided.

#### MASTER EN-SUITE:

7'2 x 5'8 (2.18m x 1.73m)  
Of modern design. Providing tile effect vinyl flooring. A fitted shower cubicle with mains shower facility and floor to ceiling wall tiling. A low-level W.C with integrated push-button flush and an inset ceramic wash hand basin with chrome taps and partial wall tile splash backs. A ceiling Light fitting, shaver, point, double panel radiator, extractor fan, and obscure uPVC double glazed window to the side elevation. Max measurements provided.

#### BEDROOM TWO:

11'9 x 10'2 (3.58m x 3.10m)  
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 private rear garden. Internal access into the second en-suite shower room. Max measurements provided.

#### EN-SUITE SHOWER ROOM:

7'5 x 3'10 (2.26m x 1.17m)  
With tile-effect vinyl flooring. Providing a fitted shower cubicle with mains shower facility and floor to ceiling wall tiling. Low-level W.C with integrated push-button flush. Pedestal wash hand basin with chrome taps and partial tiled splash backs. A ceiling light fitting, shaver point, double panel radiator, and extractor fan. uPVC double glazed window to the side elevation.

#### BEDROOM THREE:

11'5 x 11'3 (3.48m x 3.43m )  
Further generous bedroom. Providing carpeted flooring, a ceiling, light fitting, double panel radiator, and a uPVC double glazed window to the front elevation. Max measurements provided. Width reduces to 8'7 ft. (2.62m).

#### BEDROOM FOUR:

12'9 x 7'5 (3.89m x 2.26m)  
A final well-proportioned bedroom. Providing carpeted flooring. A ceiling, light fitting, double panel radiator and a uPVC double glazed window to the rear elevation. Overlooking the lovely rear garden. Max measurements provided.

#### FAMILY BATHROOM:

7'1 x 6'5 (2.16m x 1.96m)  
Extremely well presented. Providing tile-effect vinyl flooring. A panelled bath with chrome mixer tap, overhead (hand-held) showering facility and medium height wall tiling. A low-level W.C with integrated push-button flush and a pedestal wash hand basin with chrome taps and partial wall tiled splash backs. A shaver point, double panel radiator, ceiling light fitting, and extractor fan. Obscure uPVC double glazed window to the rear elevation.

#### DETACHED DOUBLE GARAGE:

18'3 x 17'9 (5.56m x 5.41m )  
Of brick built construction with a pitched tiled roof. Accessed via two manual up/ over garage doors. Providing power, lighting and over-head eaves storage space.



#### EXTERNALLY:

The property is pleasantly situated in a desirable residential location. Close to Newark, Town centre. The front aspect is greeted with dropped kerb vehicular access onto a multi-car tarmac driveway. Providing side-by-side, off street parking and access into the integral double garage. The extensive front garden is predominantly laid to lawn, with an established tree and range of planted shrubs. A lengthy paved pathway lead to the front entrance door with storm canopy. A right sided timber access gate gives access into the well-appointed, highly private and beautifully maintained rear garden. Predominantly laid to lawn with a range of wrap-around planted borders. Hosting a lovely paved seating area. Directly accessed from the French doors in the dining room and open plan kitchen space. There is an outside tap and fully fenced side and rear boundaries. Enjoying an unspoiled tree lined outlook behind.

#### 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: 1,411 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)

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.



**Local Information & Amenities:**

This property is conveniently located on a highly sought after central street in the heart of Newark-on-Trent. Within close proximity to Newark North Gate Train Station. There are many tourist attractions and has many events taking place in the area, in particular at the Newark 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. This property is located within close proximity to Newark North Gate train station where there is a fast track railway link to London Kings Cross. 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.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	86
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

