



Carlton Road, Newark

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 OLIVER REILLY



# Carlton Road, Newark

- STUNNING SEMI-DETACHED HOME
- CLOSE PROXIMITY TO TOWN CENTRE
- EXTENSIVE MODERN KITCHEN
- LOVELY LOW-MAINTENANCE GARDEN
- EASE OF ACCESS TO SCHOOLS & AMENITIES
- THREE BEDROOMS
- LARGE LOUNGE/DINER & CONSERVATORY
- FABULOUS FIRST FLOOR BATHROOM
- DETACHED GARAGE & EXTENSIVE DRIVEWAY
- EXCEPTIONAL PRESENTATION! Tenure: Freehold EPC 'C'

Guide Price: £180,000 - £190,000. A LOVELY HOME! SIMPLY TOO GOOD TO LAST!

Get yourself on the property ladder with this STUNNING semi-detached GEM! Conveniently positioned in an established residential area, close to Newark Town Centre and to a wide array of excellent on hand amenities.

This gorgeous modern home is a fine example of a perfect all-round residence. Presented to an EXCEPTIONALLY HIGH STANDARD.

This eye-catching home occupies a wonderful corner plot. Boasting EXTENSIVE OFF-STREET PARKING, for a wide array of vehicles and access into a detached single garage, with power and lighting.

The sleek and stylish internal design consists of: Inviting entrance hall, LARGE DUAL-ASPECT LOUNGE/DINER, an equally spacious contemporary kitchen and conservatory. The first floor landing leads into a FABULOUS FAMILY BATHROOM and THREE EXCELLENT SIZED BEDROOMS.

Externally, the enviable corner plot is enhanced via a delightful and well-appointed low-maintenance rear garden, with artificial lawn and a substantial paved seating area. Perfect for entertaining!

Further benefits of this BRIGHT & BEAUTIFUL home include uPVC double glazing throughout and gas fired central heating.

WHAT A FIND THIS IS.. This remarkable residence is the perfect example of picture-perfect family living! Step inside and gain a full sense of appreciation for yourself..!

Guide Price £180,000 - £190,000



#### ENTRANCE HALL: 6'10 x 5'10 (2.08m x 1.78m)

Accessed via a complementary painted obscure front composite entrance door. Providing wood-effect vinyl flooring, a single panel radiator, ceiling light fitting, smoke alarm, carpeted stairs rise to the first floor with a painted uPVC double glazed window to the front elevation. Extensive double fitted storage cupboards. Access into the contemporary kitchen and large lounge/diner.

#### GENEROUS LOUNGE/DINER: 19'10 x 11'5 (6.05m x 3.48m)

A Generous multi-purpose reception room. The living area provides carpeted flooring, a ceiling light fitting, single panel radiator, TV connectivity point and a central feature fireplace, housing a freestanding electric fire with raised hearth and decorative surround. uPVC double glazed window to the rear elevation. The dining area provides complementary wood-effect laminate flooring, a large single panel radiator, additional ceiling light fitting and a painted uPVC double glazed window to the front elevation. Max measurements provided.

#### SPACIOUS MODERN KITCHEN: 12'6 x 9'1 (3.81m x 2.77m)

With continuation of the wood-effect vinyl flooring. The complementary modern kitchen houses, a vast range of fitted wall and base units with Patterned laminate roll-top work-surfaces over, up-stands and partial white wall, tile splash backs. Inset 1.5 bowl stainless steel sink with chrome mixer tap and drainer. Integrated electric oven with four ring ceramic hob over and stainless steel extractor hood above. Under-counter plumbing/provision for a washing machine and freestanding fridge freezer. Chrome heated towel rail, wall mounted central heating/hot water control panel, central ceiling light fitting, two uPVC double glazed windows to the side elevation. Under stairs storage cupboard with tiled flooring and obscure uPVC double window to the side elevation. An obscure uPVC double glazed rear external door in the kitchen leads into the into conservatory.

#### CONSERVATORY: 13'4 x 5'5 (4.06m x 1.65m)

Of uPVC construction with a sloped poly-carbonate roof. Providing continuation of the light wood-effect vinyl flooring. A wall mounted light fitting, power points and uPVC double glazed windows to both side and rear elevations. uPVC double glazed French doors open out into a well-appointed low maintenance garden.

#### FIRST FLOOR LANDING: 12'4 x 2'9 (3.76m x 0.84m)

Providing carpeted flooring, a ceiling light fitting, smoke alarm, loft hatch access point and a painted uPVC double glazed window to the side elevation. Access into the contemporary bathroom and all three well-proportioned bedrooms.

#### MASTER BEDROOM: 11'5 x 9'5 (3.48m x 2.87m)

An attractive and generous DOUBLE bedroom. Providing carpeted flooring, a double panel radiator, ceiling light fitting and a uPVC double glazed window to the rear elevation.

#### BEDROOM TWO: 9'5 x 9'2 (2.87m x 2.79m)

A further DOUBLE bedroom. Providing carpeted flooring, a double panel radiator, ceiling light fitting and a uPVC double glazed window to the rear elevation.

#### BEDROOM THREE: 10'4 x 10'3 (3.15m x 3.12m)

A well-appointed bedroom. Providing carpeted flooring, a double panel radiator, ceiling light fitting and a fitted wardrobe with shelving and clothes hanging facilities. Painted uPVC double glazed window to the front elevation. Max measurements provided. Length narrows to 7'4 ft. (2.24m).





#### Local Information & Amenities:

This property is conveniently located in a popular residential location, within close proximity and walking distance into 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.

#### FIRST FLOOR BATHROOM:

7'10 x 6'10 (2.39m x 2.08m)

Of stylish contemporary design. Providing tiled flooring, a tiled panel bath with central chrome mixer tap and mains shower facility with wall-mounted clear glass shower screen and complementary patterned grey floor to ceiling ceramic wall tiling. Low-level W.C with integrated push-button flush and a ceramic wash basin with chrome mixer tap. Inset to a fitted double vanity drawer unit and medium height wall tiled splash backs. Chrome heated towel rail, ceiling light fitting and an obscure uPVC double glazed window to the front elevation.

#### DETACHED SINGLE GARAGE:

16'0 x 10'3 (4.88m x 3.12m)

Of detached concrete construction. Accessed via a manual up/ over garage door. A right sided personnel access door leads into the garden.

#### EXTERNALLY:

The property commands a wonderful corner plot position. The front aspect boasts an expansive MULTI-CAR DRIVEWAY. Predominantly block paved and with partial tarmac and gravelled areas. Providing off-street parking for a wide array of vehicles. Giving access into the detached single garage. A secure left sided timber access gate opens onto a concrete pathway with outside tap and personnel access door into the detached garage. The property occupies a generous triangulated rear garden. Predominantly laid artificial lawn with an extensive paved patio, perfect for entertaining. There is a double external power socket and external security light. Fenced side and rear boundaries.

#### Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, cavity wall insulation 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: 885 Square Ft.

Measurements are approximate and for guidance only.

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

#### Local Authority:

Newark & Sherwood District Council.

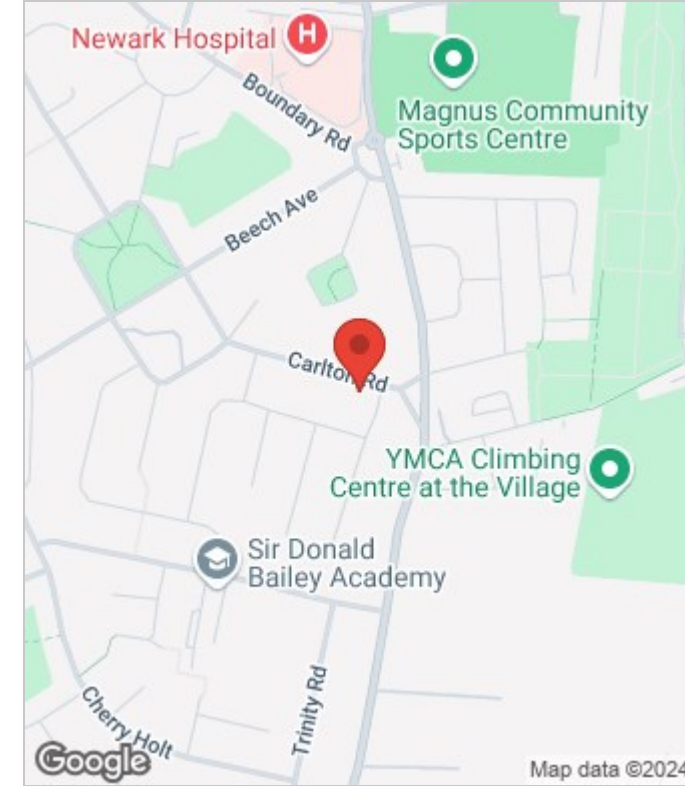
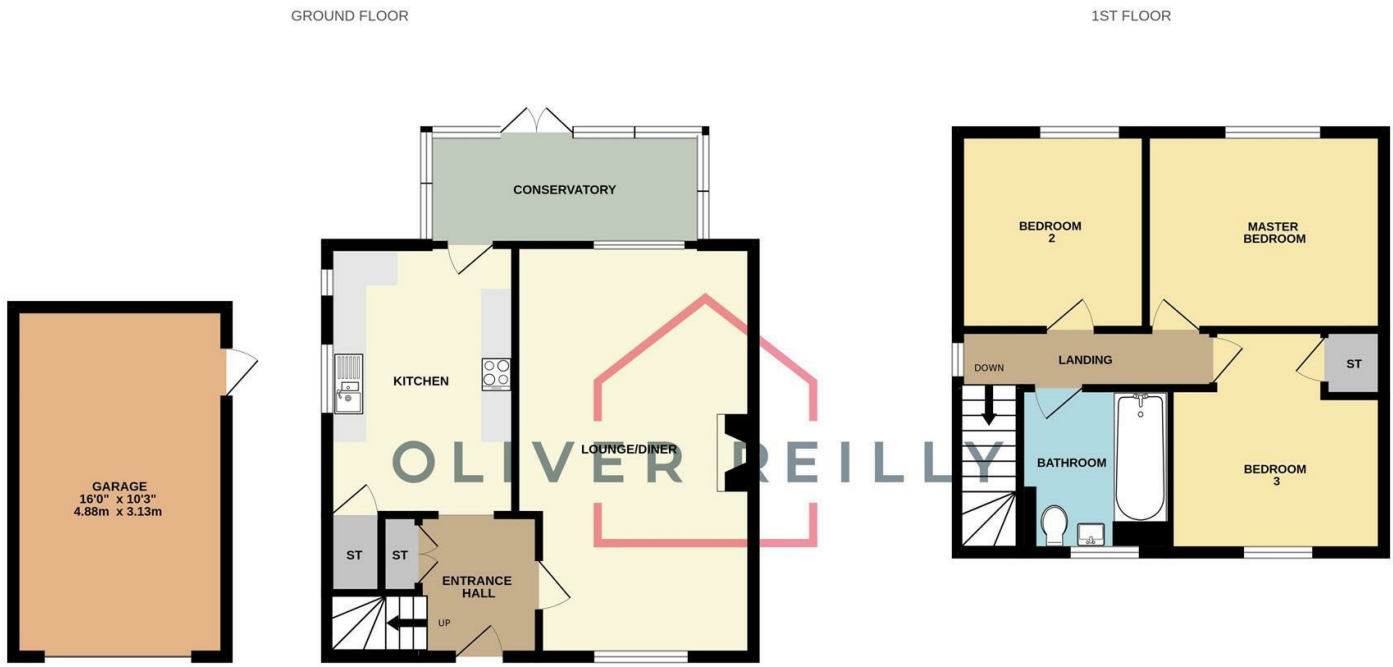
#### Council Tax: Band 'A'

#### EPC: Energy Performance Rating: 'C' (71)

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.







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(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

