



Westfield Way, Farndon, Newark

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OLIVER REILLY



Westfield Way, Farndon, Newark

Asking: Price £245,000

- LOVELY DETACHED HOME
- DESIRABLE VILLAGE WITH AMENITIES
- SUPERB CONTEMPORARY KITCHEN
- INTEGRAL GARAGE & BLOCK PAVED DRIVEWAY
- EASE OF ACCESS ONTO A1 & A46
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- STUNNING FOUR-PIECE BATHROOM
- WELL-APPOINTED & BEAUTIFULLY LANDSCAPED GARDEN
- IMPECCABLE CONDITION! TENURE: Freehold. EPC 'C'

THERE'S NO PLACE LIKE HOME!...

Welcome to 'Far Out House'. A charming three-bedroom detached residence. Pleasantly positioned on a quiet residential cul-de-sac within the highly desirable and well-served of Farndon. Close to Idyllic riverside walks and main road links onto the A46, A1 and to Newark Town Centre.

This STUNNING family-sized home has all the KEY INGREDIENTS for you to gain INSTANT APPRECIATION from! Having been significantly improved by the current owner, to create a seamless contemporary design... from the moment you step inside!

The property provides a spacious free-flowing layout, comprising: Entrance porch, a lovely lounge open-plan to a separate dining room and a FABULOUS MODERN KITCHEN.

The first floor landing hosts a GORGEOUS Victorian-style FOUR-PIECE BATHROOM and THREE EXCELLENT SIZED BEDROOMS.

Externally, the property is greeted via a BLOCK PAVED DRIVEWAY with access into an integral single garage, which could be utilised as additional living space. Subject to relevant approvals.

The BEAUTIFULLY LANDSCAPED and highly private rear garden is a thing of beauty! Hosting a paved seating area and an all-round degree of peace and tranquility.

Further benefits of this attractive modern-day home include uPVC double glazing throughout and gas fired central heating, via a modern combination boiler. Installed within the last 4 years.

Step inside and MOVE ON IN!... This home is simply...NOT TO BE MISSED!



ENTRANCE PORCH:	4'7 x 2'7 (1.40m x 0.79m)
Accessed via a secure external side door. Providing ceramic tiled flooring, a ceiling light fitting and an obscure uPVC double glazed window to the front elevation. Access into the lounge.	
LOUNGE:	14'3 x 10'7 (4.34m x 3.23m)
A lovely and generous reception room. Providing carpeted flooring, a ceiling light fitting, coving, stylish anthracite grey vertical radiator, TV connectivity point, central feature fireplace housing a freestanding gas flame-effect fire with a complementary tiled hearth. Carpeted stairs with handrail rise to the first floor. Open-access into the dining room.	
DINING ROOM:	10'7 x 8'2 (3.23m x 2.49m)
A lovely reception room. Providing patterned ceramic tiled flooring, coving, a ceiling light fitting, stylish anthracite grey vertical radiator and uPVC double glazed French doors, opening out into the garden. Internal access into the modern kitchen.	
CONTEMPORARY KITCHEN:	11'5 x 8'5 (3.48m x 2.57m)
Of eye-catching modern design. Providing continuation from the dining room, of the patterned ceramic tiled flooring. The recently installed and HIGHLY STYLISH shaker-style kitchen provides a rage of wall and base units with quartz-effect laminate roll-top work surfaces over and patterned wall tiled splash backs. Inset stainless steel sink with chrome mixer tap. Integrated electric oven with four ring gas hob over and concealed extractor hood above. Integrated under-counter fridge and freezer. Under-counter plumbing/ provision for a washing machine. Access to the concealed 'VALLIANT' gas combination boiler. Complementary anthracite grey vertical radiator, ceiling light fitting uPVC double glazed window to the rear elevation and an obscure uPVC double glazed rear access door, leading out into the lovely landscaped garden.	
FIRST FLOOR LANDING:	11'4 x 6'1 (3.45m x 1.85m)
With grey carpeted flooring, wrought, iron balustrade, stylish anthracite grey vertical radiator, ceiling light fitting, loft hatch access point. The landing leads into the large four-piece bathroom and all three well-proportioned bedrooms.	
MASTER BEDROOM:	14'7 x 11'1 (4.45m x 3.38m)
A very generous DOUBLE bedroom, providing grey carpeted, flooring, a double panel radiator, ceiling light fitting and a uPVC double glazed window to the rear elevation, overlooking the beautifully landscaped garden. Max measurements provided.	
BEDROOM TWO:	10'10 x 10'1 (3.30m x 3.07m)
A second DOUBLE bedroom. Located to the front of the house, providing grey carpeted flooring, a ceiling light fitting, double panel radiator and a uPVC double glazed window to the front elevation. Max measurements provided.	



Council Tax: Band 'C'

EPC: Energy Performance Rating: 'C' (69)

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: Farndon

Farndon is an extremely popular and well served village, located approximately 3 miles from Newark Town Centre, which hosts a wide array of excellent amenities, including an excellent train service via Newark North Gate Station, which provides a direct link through to LONDON KINGS CROSS STATION in approximately 75 minutes. The village offers ease of access onto the A46 (Nottingham & Lincoln) and A1 (North/South). The village provides a convenience store, post office, hairdressers, a thriving village hall, popular primary school and three public houses. The Rose & Crown, The Farndon Ferry and Riverside, which is appropriately positioned close to a pleasant walkway along the river banks

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.

BEDROOM THREE:

8'4 x 8'2 (2.54m x 2.49m)

With carpeted flooring, a double panel radiator and ceiling light fitting. uPVC double glazed window to the front elevation.

FOUR-PIECE FAMILY BATHROOM:

8'2 x 8'2 (2.49m x 2.49m)

Holding a real WOW-FACTOR! Of stylish contemporary design. Providing complementary patterned ceramic tiled flooring. The four-piece suite comprises: Roll-top bath with a central chrome mixer tap and over-head hand-held showering facility. A low-level W.C with levered flush. Pedestal wash hand basin with chrome taps and a fitted shower cubicle with mains shower facility. Lovely Victorian-style heated towel rail, additional anthracite grey heated towel rail. Attractive two-tone floor to ceiling wall tiling. Ceiling light fitting, extractor fan and an obscure uPVC double glazed window to the rear elevation.

INTEGRAL GARAGE:

15'6 x 8'6 (4.72m x 2.59m)

Accessed via an up/ over manual garage door. Providing power and lighting, along with great scope to be utilised into additional living accommodation. If required. Subject to relevant approvals.

EXTERNALLY:

The property stands proud in a highly renowned residential location. In a popular village with amenities. The front aspect is greeted with dropped kerb vehicular access onto a block paved driveway, with access into the integral single garage. There is a slate shingled front garden, which could be utilised as additional parking space, if required. The block paving continues to the left side of the house, via a wrought-iron gate, leading into the beautifully landscaped and highly private rear garden. Predominantly laid to a shaped lawn with an extensive block paved seating area, directly accessed from the French doors in the dining room. There are beautifully tended side borders, with an array of lovely plants and shrubs. There is also an additional paved seating area, located at the bottom of the garden. Enjoying a vast degree of tranquility. There is an outside tap, a wall enclosed rear boundary and fully fenced side boundaries.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a combination boiler, installed within the last 4 years 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: 905 Square Ft.

Measurements are approximate and for guidance only. This includes the integral garage.

Tenure: Freehold. Sold with vacant possession.

Local Authority:

Newark & Sherwood District Council.

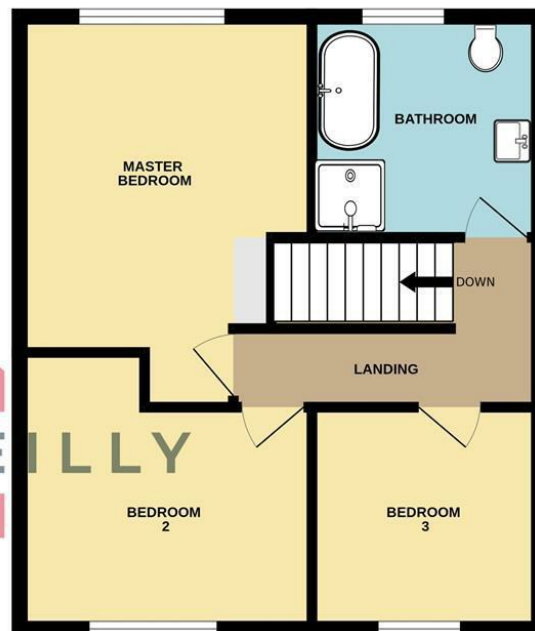




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	69	
(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 