



De Caldwell Drive, Newark

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OLIVER REILLY



De Caldwell Drive, Newark

- LOVELY END TERRACE HOME
- QUIET CUL-DE-SAC SETTING
- LARGE LIVING ROOM
- EASE OF ACCESS TO TOWN CENTRE
- OFF-STREET PARKING
- TWO DOUBLE BEDROOMS
- STYLISH DINING KITCHEN
- GF W.C & FIRST FLOOR BATHROOM
- DELIGHTFUL ENCLOSED REAR GARDEN
- VIEWING ESSENTIAL! Tenure: Freehold. EPC 'C' (72)

HOME SWEET HOME...!

Say hello to this attractive MODERN GEM! Pleasantly positioned within a highly renowned residential cul-de-sac, conveniently set close to Newark Town Centre and a wide array of excellent local amenities, transport links and main road links. Including ease of access onto the A46 and A1.

This cracking contemporary end terrace residence is peacefully set back from the road, retaining a high-degree of kerb appeal.

The property was constructed in 2004 and has been SUPERBLY MAINTAINED inside and out, to create an instantaneously warm and welcoming feeling. STEP INSIDE... and see for yourself! The deceptively spacious accommodation comprises: Entrance hall, ground floor W.C, bay-fronted kitchen diner and a large DUAL-ASPECT living room, with French doors opening out to the garden.

The first floor landing hosts TWO DOUBLE BEDROOMS both with fitted wardrobes and a central modern bathroom.

Externally, the property is greeted with OFF-STREET PARKING to the front aspect, which could be enhanced further, via the front garden space. The private and fully enclosed rear garden is of general low maintenance and leaves much to the imagination for you to inject your own personality.

Further benefits of this PICTURE-PERFECT HOME include uPVC double glazing and gas fired central heating, via a modern combination boiler. Installed within the last two years.

We're sure this eye-catching home will be TICKING ALL YOUR BOXES... AND MORE! Do not delay, get your viewing booked... TODAY!



Guide Price £170,000



ENTRANCE HALL:

9'2 x 2'10 (2.79m x 0.86m)

Access via an obscure panelled side external door, providing laminate flooring, carpeted stairs rising to the first floor with handrail, double panel radiator, wall mounted alarm control panel, ceiling light fitting, carbon monoxide alarm. Access into the kitchen diner, living room and ground floor W.C.

GROUND FLOOR W.C:

4'5 x 3'5 (1.35m x 1.04m)

With wood-effect laminate flooring. A low-level W.C with push button flush, pedestal wash hand basin with chrome mixer tap and partial wall tiled splash back's. Ceiling light fitting, double panel radiator, PIR alarm sensor, access to the electrical RCD consumer unit. Obscure uPVC double glazed window to the side elevation.

BAY-FRONTED DINING KITCHEN:

10'6 x 12'4 (3.20m x 3.76m)

Of stylish contemporary design. Providing complementary wood-effect laminate flooring. The modern shaker-style kitchen provides a range of fitted wall, drawer and base units with flat edge work surfaces over and high-level wall tiled splash backs. Inset stainless steel sink with chrome mixer tap and drainer. Provision for a freestanding 'Rangemaster' cooker with stainless steel extractor hood above and wall tiled splash backs. Integrated medium height microwave. Provision/plumbing for an under-counter washing machine and freestanding fridge freezer. Sufficient space for a dining table and chairs. Ceiling light fitting, extractor fan, double panel radiator, walk-in bay with uPVC double glazed windows to the front elevation. Max measurements provided.

SPACIOUS LIVING ROOM:

13'5 x 12'4 (4.09m x 3.76m)

A generous reception room, providing complementary wood-effect laminate flooring, ceiling light fitting, coving, double panel radiator, TV connectivity point, fitted under stairs storage cupboard, and a central feature fireplace housing an inset gas cold-effect fire with raised granite hearth and decorative wooden surround. uPVC double glazed window to the side elevation. uPVC double glazed French doors open out to the well-appointed enclosed garden. Max measurements provided.

FIRST FLOOR LANDING:

9'2 x 3'2 (2.79m x 0.97m)

With carpeted flooring, an open spindle balustrade and handrail. Double panel radiator, ceiling light fitting, smoke alarm, loft hatch access point and fitted over-stairs storage cupboard. The landing leads into the bathroom and both DOUBLE bedrooms.

MASTER BEDROOM:

12'6 x 8'7 (3.81m x 2.62m)

A lovely DOUBLE bedroom located at the front of the house, providing carpeted flooring, ceiling light fitting, double panel radiator, open wardrobe/storage space and two uPVC double glazed window to the front elevation. Max measurements provided.



BEDROOM TWO: 10'5 x 8'5 (3.18m x 2.57m)
An Additional DOUBLE bedroom, located at the rear of the house, providing carpeted flooring, a ceiling light fitting, double panel radiator, open wardrobe/storage space and a uPVC double glazed window to the rear elevation, overlooking the garden. Max measurements provided up to wardrobe space.

MODERN BATHROOM: 6'9 x 5'4 (2.06m x 1.63m)
Of stylish modern design, providing tile-effect flooring, a wooden panelled bath with chrome taps, mains shower facility and floor to ceiling wall tiling. A low-level W.C with push button flush and a ceramic wash hand basin with chrome mixer tap. Inset to a fitted vanity storage unit. Shaver point, ceiling light fitting and an obscure uPVC double glazed window to the side elevation.

EXTERNALLY:
The property enjoys a private position setback from the road, with a front tarmac driveway providing off-street parking. The front garden is predominantly laid to lawn with a mature tree, which could be removed to create additional parking options. A right sided tarmac pathway leads to the side entrance door with pitched roof storm canopy above. The pathway continues to a timber gate, opening into the well-appointed and fully enclosed rear garden. Predominantly laid to lawn with small paved seating area. Directly accessed from the French doors in the living room. There are partial gravelled borders, provision for a garden shed, an external security light, fully fenced side and rear boundaries.

Services:
Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a modern combination boiler installed within the last two years, an (un-tested) alarm system 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: 623 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' (72)
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 for ease of access into Newark-on-Trent (approx. 1.2 miles away). The property is positioned on one of the Towns most sought after streets, with excellent access onto the popular Sconce & Devon Park with lots of greenery to enjoy. The Town itself offers many tourist attractions and many events taking place at 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 train 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:

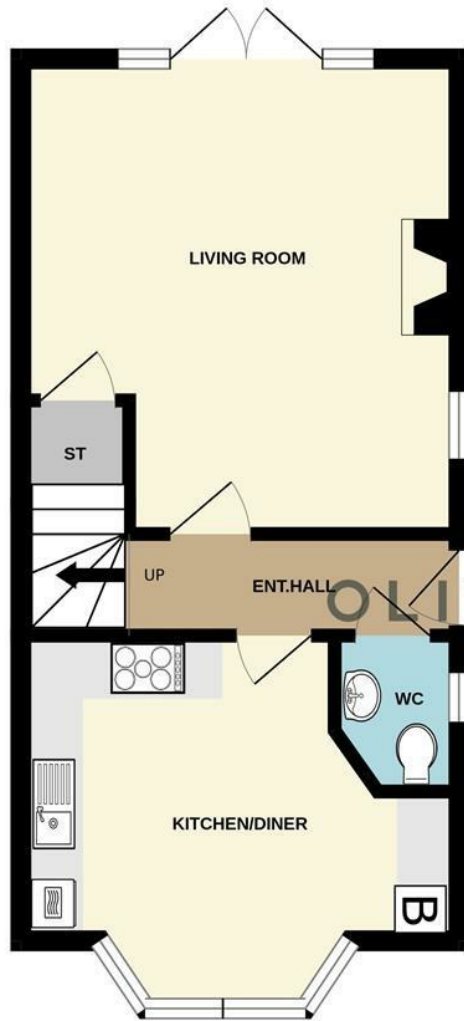
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:

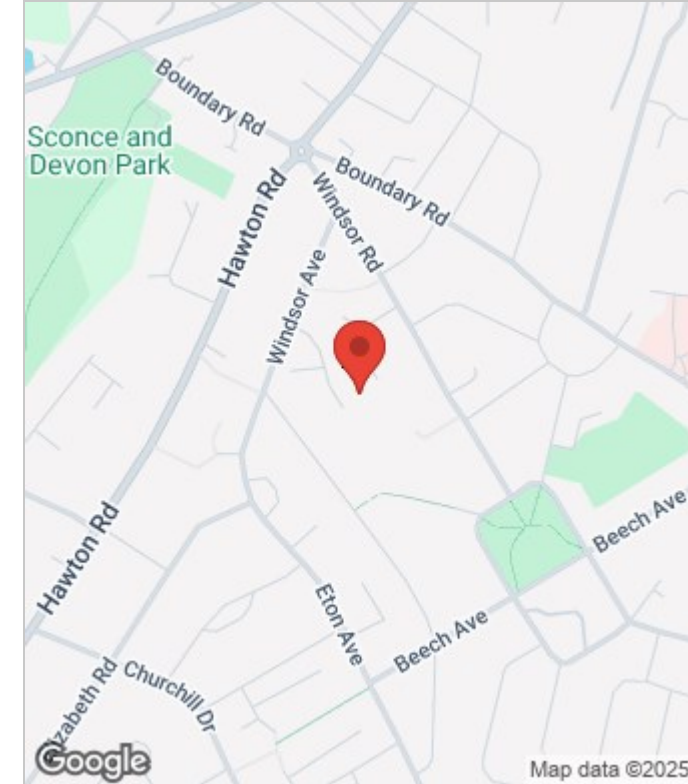
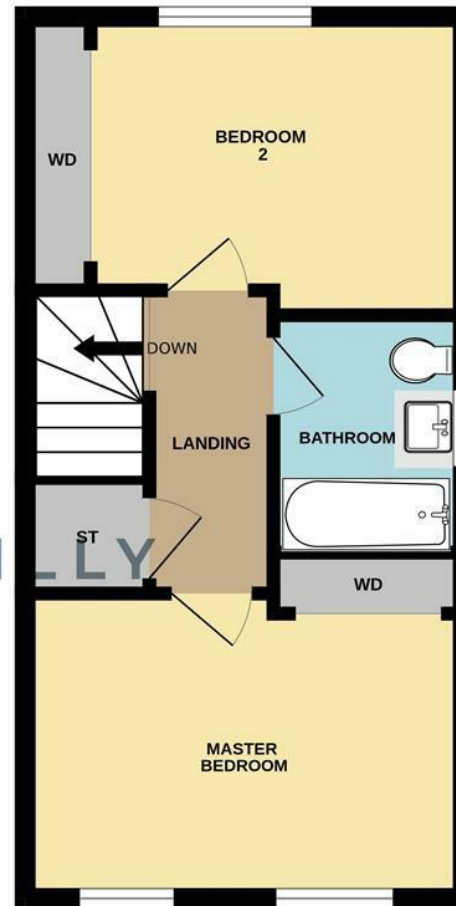
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and 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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	72	
(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 