



Ribbon Pond Drive, Middlebeck, Newark

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OLIVER REILLY



Ribbon Pond Drive, Middlebeck, Newark

Guide Price £375,000 - £395,000

- SUBSTANTIAL DETACHED FAMILY HOME
- LOVELY LOCATION. CLOSE TO AMENITIES
- SUPERB OPEN-PLAN FAMILY KITCHEN
- STYLISH FIRST FLOOR BATHROOM & EN-SUITE
- DETACHED GARAGE & MULTI-CAR TANDEM DRIVEWAY
- FOUR EXCELLENT SIZED BEDROOMS
- TWO RECEPTION ROOMS
- GF W.C & UTILITY ROOM
- LOW-MAINTENANCE ENCLOSED REAR GARDEN
- NO ONWARD CHAIN! Tenure: Freehold. EPC 'B' (84)



RECEPTION HALL: 16'3 x 6'10 (4.95m x 2.08m)

A highly inviting entrance space. Accessed via a composite front door with obscure full height uPVC double glazed side panel. Providing patterned tiled flooring. Grey carpeted stairs with open-spindle balustrade and handrail, rising to the first floor. Complementary medium-height wall panelling. Two ceiling light fittings, smoke alarm, wall mounted 'HIVE' central heating control panel, single panel radiator, access into both reception rooms. The utility/ground floor W.C and open-access through to the STUNNING OPEN-PLAN DINING KITCHEN.

GENEROUS LIVING ROOM: 21'4 x 11'9 (6.50m x 3.58m)

A large DUAL-ASPECT reception room, providing carpeted flooring, two single panel radiators, complementary feature wall panelling, two ceiling light fittings, TV/ telephone connectivity point, uPVC double glazed window to the front and rear elevation. Access into the dining kitchen. Max measurements provided into bay-window.

STUDY: 9'4 x 8'9 (2.84m x 2.67m)

A sizeable multi-purpose reception room, currently utilised as a playroom. With carpeted flooring, a double panel radiator ceiling light fitting, telephone connectivity point, uPVC double glazed window to the front and side elevation. Max measurements provided.

UTILITY ROOM: 6'3 x 3'9 (1.91m x 1.14m)

A useful multi-purpose space, providing tiled flooring. With a fitted base unit with work-surfaces over and up-stands. Inset stainless steel sink with chrome mixer tap. Under-counter provision for a washing machine. Recessed ceiling spotlights. Open-access through to the W.C.

GROUND FLOOR W.C: 6'3 x 5'2 (1.91m x 1.57m)

with continuation of the tiled flooring. Providing a low-level W.C with push-button flush, complementary floor to ceiling wall tiling. Wall mounted ceramic wash hand basin with chrome mixer tap. Single panel radiator, recessed ceiling spotlights and an obscure uPVC double glazed window to the side elevation.

OPEN-PLAN FAMILY DINING KITCHEN: 13'1 x 12'4 (3.99m x 3.76m)

A wonderful family sized space. Providing continuation from the hallway, of the patterned tile flooring. The high-quality fitted kitchen houses a range of two-tone wall and base units with stylish Granite work surfaces over, up-stands and under-unit wall lighting. Inset 1.5 bowl sink with chrome mixer tap and granite routed drainer. Integrated medium height 'HOTPOINT' electric double oven, separate four-ring gas hob with glass splash back and concealed extractor hood above. Integrated fridge freezer and dishwasher. Recessed ceiling spotlights, heat alarm, sufficient space for large dining table and chairs with ceiling light fitting above TV/telephone connectivity point, two double panel radiators, two sets of complementary BI-FOLD DOORS open out onto a wrap-around paved seating/entertainment area. The kitchen space gives access into the living room and to a useful under-stairs storage cupboard. Which houses the electrical RCD consumer unit.

GALLERIED FIRST FLOOR LANDING: 12'9 x 12'5 (3.89m x 3.78m)

Providing grey carpeted flooring, an open-spindle balustrade with oak handrail. Complementary medium height wall panelling, a single panel radiator, two ceiling light fittings, loft hatch access point, smoke alarm and a fitted airing cupboard with double doors. Housing the 'POTTERTON' gas boiler. uPVC double glazed window to the rear elevation, overlooking the garden. Access into the family bathroom and all four well-proportioned bedrooms. Max measurements provided.

Guide Price: £375,000 - £395,000. A FLAWLESS CONTEMPORARY GEM..!

Prepare to be IMPRESSED by this eye-catching detached family home. Standing proud in an enviable location. In the heart of Middlebeck, convenient for access to a wide range of local amenities in Balderton, Newark Town Centre and boasting ease of access onto the A1 and A46. 4

This CONTEMPORARY CRACKER was constructed by the highly-regarded 'Avant Homes' showcasing a wonderful free-flowing design, promising a BRIGHT AND AIRY LAYOUT, with a range of high-specification upgrades throughout.

The copious internal accommodation stands IN EXCESS of 1,300 square/ft, perfect for any aspiring family searching for their long-term/ forever home!

The substantial layout comprises: Inviting reception hall, a DUAL-ASPECT study/ play room, utility room open-through to a ground floor W.C, a generous DUAL-ASPECT living room and a STUNNING CUSTOM-DESIGNED FAMILY DINING KITCHEN. Hosting a range of integrated appliances, granite work-surfaces and BI-FOLD DOORS opening onto a delightful paved seating area. Perfect for the summer months and for entertaining!

The first floor hosts a lovely galleried-style landing a lavish family bathroom and FOUR EXCELLENT SIZED BEDROOMS. Three of which provides EXTENSIVE FITTED WARDROBES. The DUAL-ASPECT master bedroom also provides a lovely en-suite shower room.

Externally, the property enjoys a well-appointed, low maintenance enclosed garden. There is a DETACHED SINGLE GARAGE behind, providing power, lighting and a MULTI-CAR tandem driveway in-front.

Further benefits of this FABULOUS MODERN BEAUTY include uPVC double glazing, gas central heating, remaining NHBC warranty and a high energy efficiency rating (EPC: B).

Offering ALL YOU COULD WANT AND MORE!... This impressive executive home simply MUST BE VIEWED in order to be fully appreciated. Marketed with **NO ONWARD CHAIN!***.





MASTER BEDROOM:

A large principle DUAL-ASPECT DOUBLE bedroom with grey carpeted flooring, two recessed ceiling spotlights and a ceiling light fitting. Single panel radiator, TV/telephone connectivity point, extensive fitted wardrobes with a mirrored glass sliding doors. uPVC double glazed window to the front and rear elevation. Access into the ensuite shower room. Max measurements provided into bay-window.

21'4 x 9'3 (6.50m x 2.82m)

EN-SUITE SHOWER ROOM:

Of attractive contemporary design. Providing patterned ceramic tiled flooring, a walk-in shower cubicle with mains shower facility, handheld shower-head and additional rainfall effect shower-head with eye-catching patterned floor to ceiling wall tiling. Low-level W.C with integrated push-button flush with wall inset vanity storage cupboard above with shelving. Ceramic wash hand basin, Inset to a fitted floating vanity drawer storage unit. With wall-inset chrome mixer tap and floor to ceiling wall tiling behind. Chrome heated towel rail recessed ceiling spotlights, extractor fan and an obscure uPVC double glazed window to the side elevation.

8'1 x 4'10 (2.46m x 1.47m)

BEDROOM TWO:

A lovely DOUBLE bedroom, located at the rear of the house, providing grey carpeted flooring, a central ceiling light fitting, single panel radiator, extensive fitted wardrobes with mirrored glass sliding doors, uPVC double glazed window to the rear elevation, overlooking the garden. Max measurements provided up to fitted wardrobes.

10'4 x 9'6 (3.15m x 2.90m)

BEDROOM THREE:

A further DOUBLE bedroom providing grey carpeted flooring, a single panel radiator, ceiling light fitting, extensive fitted wardrobes with sliding doors and a uPVC double glazed window to the front elevation. Max measurements provided into bay-window.

11'8 x 9'0 (3.56m x 2.74m)

BEDROOM FOUR:

A well-appointed bedroom providing grey carpeted flooring, a ceiling light fitting and a single panel radiator. uPVC double glazed window to the front elevation with a captivating outlook over the local reservoir.

9'8 x 6'4 (2.95m x 1.93m)

FAMILY BATHROOM:

Of stylish modern design. Providing ceramic tiled flooring, a high-gloss panelled bath with wall-inset chrome mixer tap. Mosaic-style floor to ceiling wall tiling, mains shower facility, a pull-out hand-held shower head with rainfall-effect shower head above and a wall mounted clear glass shower screen. Low-level W.C with wall inset push-button flush. White, ceramic wash hand basin. Inset to a fitted floating vanity storage unit with chrome mixer tap and floor to ceiling grey wall tiled splash-backs. Shaver point, chrome heated towel rail, recessed ceiling spotlights, extractor fan and an obscure uPVC double glazed window to the side elevation.

7'3 x 6'5 (2.21m x 1.96m)

DETACHED SINGLE GARAGE:

Of brick built construction with a pitched roof. Accessed via a manual up/ over garage door. Providing power, lighting, a separate consumer unit and over-head eaves storage space.

20'5 x 10'6 (6.22m x 3.20m)

EXTERNALLY:

The property stands-proud with an enviable corner plot position. The front aspect has a paved pathway, leading to the front entrance door, with storm canopy above and one external up/ down light. The front garden is laid to lawn with newly planted hedged front boundaries and gravelled hard-standing. The well-appointed and fully enclosed low-maintenance rear garden is predominantly laid to lawn with a wrap-around paved patio, accessed from the B I-FOLD DOORS in the family kitchen. There is an outside tap, double external power socket and an up/ down light. Part walled and fenced side/ rear boundaries. A secure timber rear access gate opens onto a MULTI-CAR TARMAC DRIVEWAY. Giving access to the detached single garage. Ensuring tandem off-street parking.

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.

Tenure: Freehold.

Sold with vacant possession on completion.

Approximate Size: 1,355 Square Ft.

Measurements are approximate and for guidance only.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'E'

EPC: Energy Performance Rating: 'B' (84)

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 in a highly sought after residential location, South of Newark Town Centre, with ease of access onto the Flaxley Lane community Park, Gannets day Cafe and Christ Church Infant and Nursery School. Balderton is also within close proximity, providing a wide range of excellent local amenities. 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 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, in approximately 1 hour 15 minutes. There is also access to Lincoln and Nottingham via Newark Castle station.

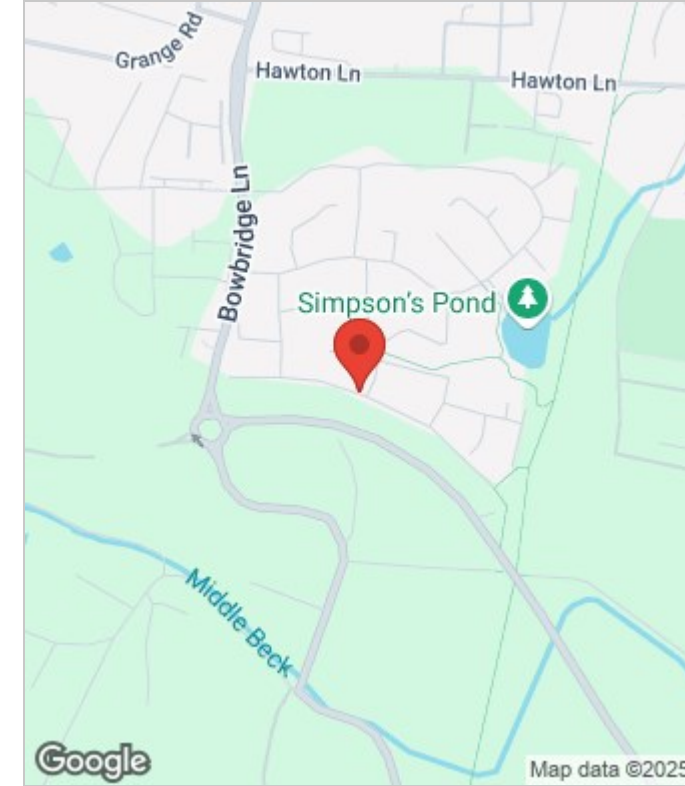




Viewing Arrangements:
 Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

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.



Energy Efficiency Rating

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

