



Riverside Road, Newark

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OLIVER REILLY



Riverside Road, Newark

- LOVELY SEMI-DETACHED HOME
- POPULAR LOCATION. CLOSE TO TOWN CENTRE
- SUPERB DINING KITCHEN WITH INTEGRATED APPLIANCES
- WELL-APPOINTED REAR GARDEN
- IMPECCABLE PRESENTATION THROUGHOUT
- THREE BEDROOMS
- LARGE LIVING ROOM
- STYLISH FIRST FLOOR BATHROOM
- MULTI-CAR DRIVEWAY
- EARLY VIEWING ESSENTIAL! Tenure: Freehold EPC 'D'

WHAT A FANTASTIC FIND...!

This superb contemporary home showcases a master-class of exquisite modern-day design. Situated within a highly regarded and central location within walking distance to Newark Town Centre, close to an array of local amenities and transport links. Including ease of access onto the A46 and A1.

This gorgeous residence is a real credit to the existing owners, who have created a seamless and sophisticated charm, apparent from the moment you step inside.

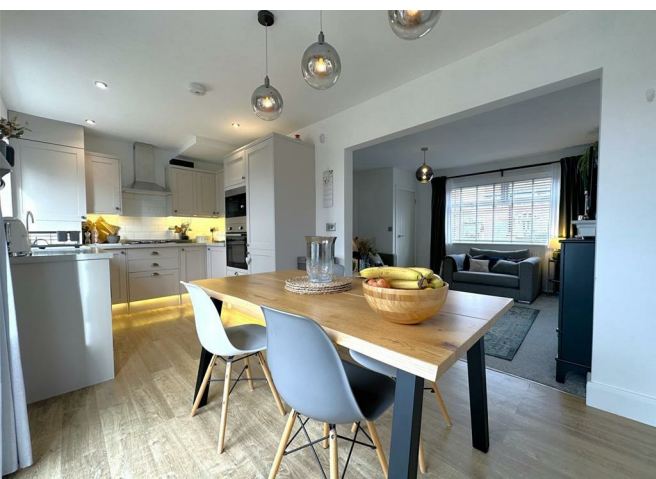
The attractive internal layout comprises: Inviting and EXTENDED reception hall, a large living room with OPEN-PLAN access through to a STUNNING DINING KITCHEN. Providing a range of integrated appliances and French doors out to the lovely rear garden.

The first floor hosts an eye-catching modern bathroom and THREE WELL-PROPORTIONED bedrooms.

Externally, in addition to the desirable residential position, the front aspect is greeted with dropped kerb vehicular access onto a MULTI-CAR DRIVEWAY. The generous rear garden provides a high-degree of privacy and a large paved seating area, directly accessed from the French doors into the dining kitchen. Perfect for entertaining!

Further benefits of this IMPECCABLY PRESENTED home include uPVC double glazing and gas fired central heating, via a modern combination boiler, installed within the last 12 months.

BINK... and YOU'LL MISS IS! This bright and beautiful home will not be around for long! DO NOT DELAY... Book your viewing today!



Offers in excess of £210,000



RECEPTION HALL:

7'3 x 6'3 (2.21m x 1.91m)

Accessed via an obscure central panelled composite front entrance door with side-by-side obscure uPVC double glazed side panels. The highly inviting entrance space provides complementary oak wood-effect flooring. Grey carpeted stairs rise to the first floor. Ceiling light fitting, stylish anthracite grey vertical radiator, two recessed ceiling spotlights and smoke alarm. Access into the large living room.

LARGE LIVING ROOM:

14'4 x 11'9 (4.37m x 3.58m)

A generously proportioned reception room. Providing grey carpeted flooring, a central ceiling light fitting, large double panel radiator, TV connectivity point, central feature fireplace with provision for an inset freestanding electric fire with a raised tiled hearth and decorative wooden surround. Under-stairs storage cupboard and a uPVC double glazed window to the front elevation. Open access into the spacious dining kitchen.

OPEN-PLAN DINING KITCHEN:

17'6 x 8'5 (5.33m x 2.57m)

Of exquisite modern design. Providing continuation of the wood-effect laminate flooring. The attractive contemporary kitchen provides a range of fitted shaker-style wall, drawer and base units with flat edge work surfaces over, up-stands, bevelled white wall tiled splash backs and under-unit wall/plinth lighting. Inset, 1.5 bowl sink with mixer tap and drainer. Integrated fridge freezer, 'LAMONA' electric oven, microwave and four ring gas hob with stainless steel extractor hood above. Under counter plumbing/provision for a washing machine. Access to the concealed 'WORCESTER' gas boiler. Recessed ceiling spotlights, heat alarm, stylish anthracite grey vertical radiator, sufficient space for a large dining table and chairs with three ceiling light fittings above. uPVC double glazed French doors open out to a lovely paved seating area, within the rear garden.

FIRST FLOOR LANDING:

7'1 x 3'6 (2.16m x 1.07m)

Providing grey carpeted flooring, an open-spindle balustrade with handrail. Ceiling light fitting, wall mounted 'HONEYWELL' electronic thermostat, loft hatch access point (with pull-down ladder), smoke alarm, uPVC double glazed window to the side elevation. Access into the stylish modern bathroom and all three well-proportioned bedrooms.

MASTER BEDROOM:

11'0 x 10'6 (3.35m x 3.20m)

A generous DOUBLE bedroom, located at the front of the house, providing grey carpeted flooring, a ceiling light fitting, double panel radiator, TV connectivity point and a large uPVC double glazed window to the front elevation.

BEDROOM TWO:

10'6 x 8'8 (3.20m x 2.64m)

A Additional, equally complementary DOUBLE bedroom, located at the rear of the house, providing grey carpeted flooring, a ceiling light fitting, double panel radiator and a large uPVC double glazed window to the rear elevation, overlooking the beautifully maintained rear garden. Max measurements provided.

BEDROOM THREE:

7'5 x 6'8 (2.26m x 2.03m)

A well-proportioned single bedroom, providing wood-effect laminate flooring, a double panel radiator, ceiling light fitting and a uPVC double glazed window to the front elevation.



MODERN FAMILY BATHROOM: 7'6 x 5'8 (2.29m x 1.73m)
Of eye-catching contemporary design. Providing wood-effect vinyl flooring. A panelled bath with chrome taps, mains shower facility with rainfall-effect shower head, wall mounted clear-glass, shower screen and patterned grey floor to ceiling wall tiling. Low-level W.C with integrated push-button flush. White ceramic wash hand basin with Quartz work-surfaces and chrome mixer tap. Inset to fitted vanity storage unit. Chrome heated towel rail, shaver point, complementary medium-height wall panelling, recessed ceiling spotlights and an obscure uPVC double glazed window to the rear elevation.

EXTERNALLY:
The front aspect provides dropped kerb vehicular access onto a part concrete and part gravelled MULTI-CAR driveway. The front garden is of low-maintenance with partially planted raised borders. Enjoying a range of complementary bushes and shrubs. There is access to the front entrance door with side-by-side up/down lights. There are fenced side boundaries and a medium height walled front boundary. Secure high-level right sided gates open onto an additional concrete driveway space with side external security light, leading down to the well-appointed and fully enclosed private garden. Hosting an extensive paved seating/entertainment area with two up/down lights, accessed from the uPVC double glazed French doors in the open-plan dining kitchen. The garden is predominantly laid to lawn with beautiful tended planted borders. There is provision/hard-standing for a large garden shed/workshop, an outside tap and an additional gravelled seating area. There is a part fenced and hedged left side boundary, fenced right side boundary and fenced rear boundary.

Services:
Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a modern gas combination boiler, installed within the last 12 months 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: 725 Square Ft.
Measurements are approximate and for guidance only.

Tenure: Freehold.
Sold with vacant possession on completion.

Local Authority:
Newark & Sherwood District Council.

Council Tax: Band 'B'

EPC: Energy Performance Rating: 'D' (67)
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, approximately 1.2 miles away from 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 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, approximately 1 hour 15 minutes. There is also access to Lincoln and Nottingham via Newark Castle station. The property itself stands close to the delightful Scone and Devon park, perfect for idyllic walks with the dog!

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 intended 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.

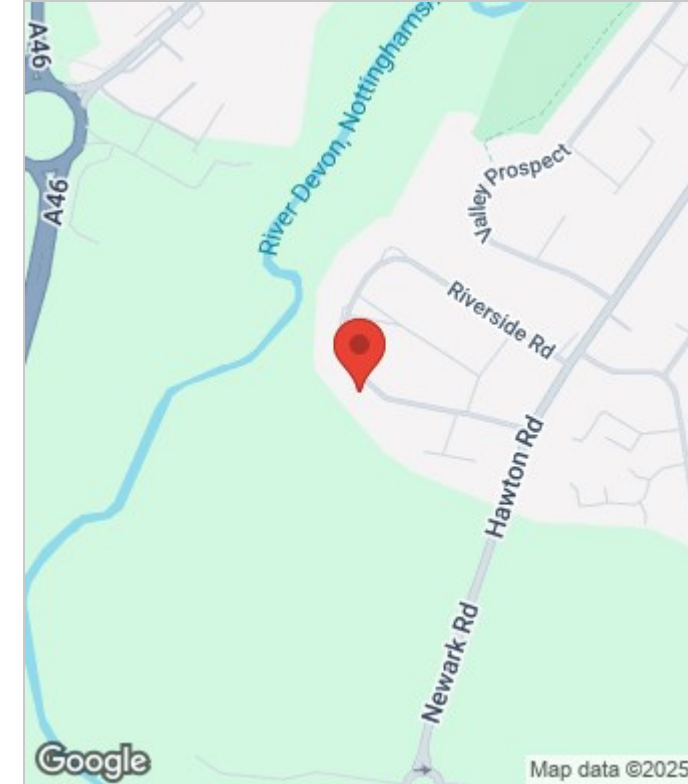
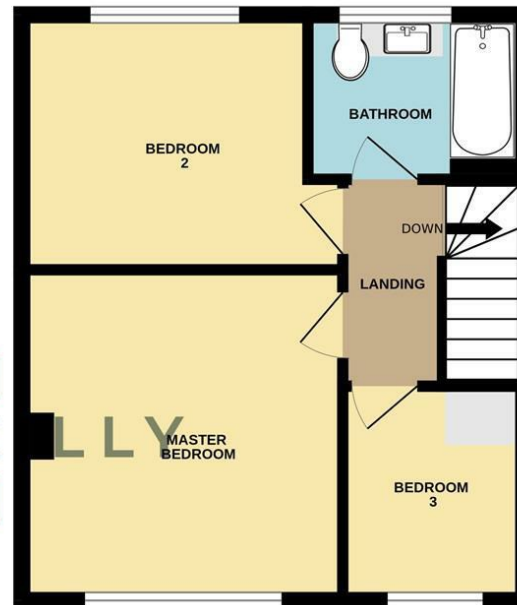




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		83
(81-91) B		
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 