



Valley Prospect, Newark

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 OLIVER REILLY



Valley Prospect, Newark

Guide Price £325,000



ENTRANCE PORCH:

5'7 x 2'10 (1.70m x 0.86m)

Of part brick and uPVC construction. Accessed via a uPVC double glazed front door with quarry tiled flooring and a PVC clad ceiling with light fitting. uPVC double glazed windows to the front and side elevation. An obscure uPVC double glazed external door leads into the inviting reception hall.

RECEPTION HALL:

15'1 x 7'6 (4.60m x 2.29m)

A spacious and welcoming entrance space. Accessed via an obscure uPVC double glazed entrance door with full height uPVC double glazed side panel. With carpeted flooring, a carpeted oak staircase with glass spindle partitions and handrail, rising to the first floor. Two ceiling light fittings, smoke alarm, telephone connectivity point, a large single panel radiator, alarm control panel and a walk-in under stairs storage cupboard with ceiling light fitting. The hallway leads into the ground floor bedroom, shower room, kitchen and both reception rooms. Max measurements provided.

LIVING ROOM:

15'2 x 11'10 (4.62m x 3.61m)

A generous main reception room. Providing carpeted flooring, a ceiling light fitting, coving, three wall light fittings, TV connectivity point, a large single panel radiator and a central exposed stone feature fireplace. Housing an inset gas fire with a raised tiled hearth and oak mantle above. uPVC double glazed window to the front elevation.

DINING ROOM:

9'10 x 9'10 (3.00m x 3.00m)

A well-proportioned multi-purpose reception room, with wood-effect laminate flooring, a ceiling light fitting, coving, wall mounted electric heater and uPVC double glazed window to the rear elevation. Enjoying an outlook over the landscaped rear garden.

CONTEMPORARY KITCHEN:

9'10 x 9'10 (3.00m x 3.00m)

Of eye-catching contemporary design. Providing ceramic tiled flooring. The modern cream shaker-style kitchen hosts a vast range of wall, drawer and base units with patterned wood-effect laminate roll-top work surfaces over and wall tiled splash back's. inset 1.5 'BLANCO' double sink with chrome mixer tap and drainer. Integrated slimline dishwasher, washing machine and fridge. Provision for a freestanding cooker with stainless steel extractor hood above. Provision for an integrated microwave. Ceiling light fitting, PIR alarm sensor, double panel radiator, uPVC double glazed window to the rear elevation. Access into the walk-in pantry with vinyl flooring, ceiling light fitting and extensive shelving. An internal door from the kitchen opens into the rear lobby.

REAR LOBBY:

6'8 x 3'7 (2.03m x 1.09m)

Giving access into the integral garage with integrated storage cupboard with ceiling light fitting

CONSERVATORY:

10'1 x 8'1 (3.07m x 2.46m)

Accessed via an obscure uPVC double glazed external door. of uPVC construction with a sloped polycarbonate roof and ceramic tiled flooring. Wall mounted electric heater, double power socket, uPVC double glazed windows to the side and rear elevations. uPVC double glazed French doors open out to an extensive paved patio, set within the beautiful well-maintained private garden.

GROUND FLOOR BEDROOM (3):

11'10 x 9'10 (3.61m x 3.00m)

An excellent sized DOUBLE bedroom, which could also be used as a further redemption room. Providing carpeted flooring, a ceiling light fitting, coving, double panel radiator, TV connectivity point and a uPVC double glazed window to the front elevation

- LOVELY DETACHED CHALET HOME
- SOUGHT-AFTER LOCATION. CLOSE TO TOWN CENTRE
- TWO RECEPTION ROOMS & CONSERVATORY
- INTEGRAL GARAGE & MULTI-CAR DRIVEWAY
- EXCELLENT PRESENTATION THROUGHOUT
- THREE BEDROOMS
- SPACIOUS & VERSATILE LAYOUT
- MODERN KITCHEN & GF SHOWER ROOM
- COMPLEMENTARY 0.12 OF AN ACRE LANDSCAPED PLOT
- NO CHAIN! Tenure: Freehold. EPC 'tbc'

HOME SWEET HOME...! **NO CHAIN!**

Take a slice of the good-life inside this wonderful, detached chalet-style home. Prominently positioned within a highly regarded residential location, set within the fashionable Hawton Road vicinity, with a comfortable walk to Newark Town Centre. Set on a bus route and only a stones throw away from the popular Sconce and Devon Park! This PICTURE-PERFECT home contains an instantaneous warm and welcoming feeling. Boasting an EXPANSIVE and VERSATILE layout, ready and waiting for your immediate appreciation. The BRIGHT, AIRY & FLEXIBLE accommodation comprises: Entrance porch, an inviting reception hall, large living room, separate dining room and an eye-catching modern kitchen with a pantry. An rear lobby leads to a lovely conservatory, with IDYLIC VIEWS over the beautifully landscaped garden. Furthermore, the ground floor hosts wonderful DOUBLE BEDROOM, which could be utilised as a further reception room and a STYLISH CONTEMPORARY SHOWER ROOM. The first floor provides TWO DOUBLE BEDROOMS with substantial eaves storage cupboards. Externally, the property stands on a CAPTIVATING 0.12 of an acre PLOT. Greeted via a MULTI-CAR driveway to the front aspect, leading into an integral single garage. Providing power, lighting and great scope to be used as further living accommodation. Subject to relevant approvals. You'll be IN AWE of the beautifully maintained rear garden, which can only be described as a PERFECT TRANQUIL ESCAPE! Occupying a variety of secluded seating areas and a high-degree of privacy. Further benefits of this much-loved residence include uPVC double glazing throughout and gas fired central heating, via a modern combination boiler. Internal viewings are simply ESSENTIAL, in order to fully appreciate the hugely SOUGHT-AFTER location, spacious internal flow, superb presentation and exciting scope available, all Inside this magnificent detached GEM! Marketed with NO ONWARD CHAIN..!





GROUND FLOOR SHOWER ROOM: 7'10 x 6'8 (2.39m x 2.03m)
Of stylish modern design. Providing grey vinyl flooring, a large curved corner fitted shower cubicle with mains shower facility and complementary floor to ceiling light grey wall tiling. Low-level W.C with integrated push-button flush. A white ceramic wash hand basin with chrome mixer tap. Inset to a fitted vanity storage unit with integrated shelving and laminate roll-top work surfaces over. Heated towel rail, ceiling light fitting and a fitted airing cupboard housing the VAILLANT gas combination boiler. Obscure uPVC double glazed window to the rear elevation. Max measurements provided.

FIRST FLOOR LANDING:
With carpeted flooring, a ceiling light fitting, smoke alarm and fitted storage cupboard with shelving. Access into both DOUBLE bedrooms.

MASTER BEDROOM: 15'3 x 13'6 (4.65m x 4.11m)
A copious principle DOUBLE bedroom. Providing carpeted flooring, a ceiling light fitting, wall light fitting, large single panel radiator, loft hatch access point, fitted eaves storage cupboard to the front and rear aspect. uPVC double glazed window to the front elevation. Max measurements provided.

BEDROOM TWO: 13'6 x 12'9 (4.11m x 3.89m)
An equally sizeable DOUBLE bedroom with carpeted flooring, a ceiling light fitting, wall light fitting, large single panel radiator and an eaves fitted storage cupboard. uPVC double glazed window to the front elevation.

INTEGRAL GARAGE: 22'7 x 8'0 (6.88m x 2.44m)
Accessed via a manual up/ over garage door. Providing power and lighting, with two ceiling light fittings. Access to the electrical RCD consumer unit, gas and electricity meters. Two obscure uPVC double glazed windows to the side elevation. Showcasing great scope to utilised into further living accommodation. Subject to relevant approvals. Max measurements provided.

EXTERNALLY:
The property stands on a compelling and substantial plot. The front aspect is greeted with dropped kerb vehicular access onto an extensive BLOCK PAVED MULTI-CAR DRIVEWAY. Ensuring ample off-street parking for a variety of vehicles. The front garden has been hard-landscaped with a range of established plants and shrubs with slate borders. Access into the integral single garage, with external wall light. There is a low-level walled front boundary. A left sided timber gate opens into the wonderfully landscaped and superbly proportioned rear garden. Ensuring a high-degree of privacy, all year round. The complementary garden is partly laid to lawn with a variety of established plants, bushes and shrubs. There is a substantial paved patio, accessed from the French doors in the conservatory. There are a variety of lovely seating areas, provision for a garden shed, fully fenced side and rear boundaries.

Services:
Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a combination boiler, serviced in November 2024 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: 1,530 Square Ft.
Measurements are approximate and for guidance only. This includes the integral garage and eaves storage spaces.

Tenure: Freehold.
Sold with vacant possession on completion.

Local Authority:
Newark & Sherwood District Council.

Council Tax: Band 'C'

EPC: Energy Performance Rating: 'tbc'- On Order
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 mile 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 is a stones throw away from the delightful Sconce and Devon Park. Perfect for idyllic walks with the dog!

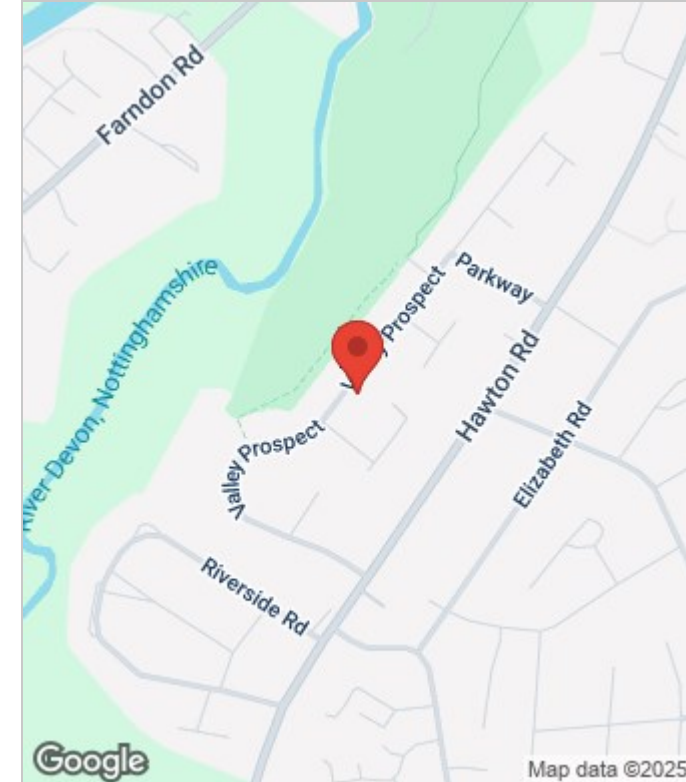
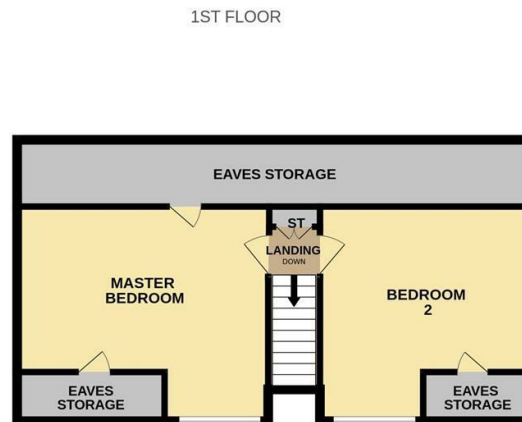
Viewing Arrangements:
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:
Please be aware that any 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		
(81-91) B		
(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 