



Massey Court, Newark

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OLIVER REILLY



# Massey Court, Newark

Guide Price £275,000 - £280,000

- SUBSTANTIAL SEMI-DETACHED HOME
- PRIME CENTRAL LOCATION! CLOSE TO MAIN ROAD LINKS
- BAY-FRONTED LOUNGE & LARGE FAMILY GARDEN ROOM
- PRIVATE LOW-MAINTENANCE GARDEN
- CLOSE TO POPULAR SCHOOLS & AMENITIES
- FIVE VERSATILE BEDROOMS
- STUNNING OPEN-PLAN DINING KITCHEN
- GF W.C. SECOND FLOOR BATHROOM & TWO EN-SUITES
- DRIVEWAY & ATTACHED GARAGE
- VIEWING ESSENTIAL! Tenure: Freehold. EPC 'C'

Guide Price: £275,000-£280,000. A CONTEMPORARY, SPACIOUS, MOVE-IN READY FAMILY FAVOURITE..! This HUGELY DECEPTIVE semi-detached residence promises a hugely SUBSTANTIAL and incredibly FLEXIBLE internal layout. Set within comfortable walking distance to the Town Centre, an array of amenities and the BARNBY ROAD ACADEMY SCHOOL CATCHMENT!

If you're searching for a wholesome home with STYLE AND SOPHISTICATION... then LOOK NO FURTHER! This property has it all! Occupying a copious and free-flowing internal design, spanning IN EXCESS OF 1,600 SQUARE/FT. Set over three floors.

The expansive accommodation comprises: Inviting entrance hall, a lovely bay-fronted lounge, FABULOUS MODERN DINING KITCHEN with open-access through to a SUPERB MULTI-PURPOSE GARDEN ROOM. With French doors opening out to a paved seating area.

The first floor hosts THREE GENEROUS BEDROOMS and TWO EN-SUITE SHOWER ROOMS. The second bedroom is currently designed as a large walk-in dressing room, which could easily be re-established as a functioning bedroom.

The second floor provides TWO FURTHER BEDROOMS and a three-piece family bathroom.

Externally, the property STANDS PROUD within a desirable quiet cul-de-sac. Convenient for immediate access to main road links and amenities. The front aspect provides a driveway with access into an ATTACHED GARAGE. Equipped with power and lighting. The delightful rear garden is the perfect low-maintenance escape. Enjoying an artificial lawn, a variety of private seating areas and a pergola with covered roof.

Further benefits of this impressive home include uPVC double glazing, gas fired central heating and a good energy efficiency rating (EPC: C).

FEEL RIGHT AT HOME!... Inside this BRIGHT AND BEAUTIFUL property. Promising a superb combination of space, comfort, and modern living, all within a PRIME central location!



<b>ENTRANCE HALL:</b>	17'3 x 6'2 (5.26m x 1.88m)
<b>GROUND FLOOR W.C:</b>	7'10 x 2'10 (2.39m x 0.86m)
<b>BAY-FRONTED LOUNGE:</b>	15'3 x 10'6 (4.65m x 3.20m)
Max measurements provided into bay window.	
<b>OPEN-PLAN DINING KITCHEN:</b>	16'8 x 13'8 (5.08m x 4.17m)
<b>SPACIOUS FAMILY GARDEN ROOM:</b>	14'7 x 14'4 (4.45m x 4.37m)
<b>FIRST FLOOR LANDING:</b>	28'4 x (8.64m x )
<b>MASTER BEDROOM:</b>	12'9 x 10'6 (3.89m x 3.20m)
<b>MASTER EN-SUITE SHOWER ROOM:</b>	6'8 x 5'5 (2.03m x 1.65m)
<b>BEDROOM/ DRESSING ROOM:</b>	14'6 x 8'3 (4.42m x 2.51m)
Max measurements provided.	
<b>EN-SUITE SHOWER ROOM:</b>	7'3 x 5'1 (2.21m x 1.55m)
<b>BEDROOM THREE:</b>	15'9 x 8'4 (4.80m x 2.54m)
Max measurements provided into bay windows.	
<b>SECOND FLOOR LANDING:</b>	6'2 x 5'9 (1.88m x 1.75m)
<b>BEDROOM FOUR:</b>	13'3 x 11'3 (4.04m x 3.43m)
Max measurements provided.	
<b>BEDROOM FIVE:</b>	13'5 x 10'4 (4.09m x 3.15m)
<b>FAMILY BATHROOM:</b>	6'9 x 5'6 (2.06m x 1.68m)
<b>ATTACHED SINGLE GARAGE:</b>	17'7 x 8'6 (5.36m x 2.59m)
Accessed via a manual up/ over garage door. Equipped with power and lighting. Access to the gas fired boiler. Serviced within the last 12 months. A personal rear door opens out to the enclosed rear garden.	





#### **EXTERNALLY:**

The front aspect is greeted with dropped kerb vehicular access onto a tarmac driveway, with access into an attached single garage. The front aspect provides a small paved pathway to the front entrance door, with pitched roof storm canopy above and external up/ down light. The front garden is gravelled with a variety of mature hedges and open boundaries. The delightful and low-maintenance rear garden is a wonderful external escape! Predominantly laid with an artificial lawn with a mature tree. There is a paved seating area, directly accessed from the French doors in the garden room, with external wall light. This leads down to an additional decked seating area with pergola and roof above. There are fully fenced side and rear boundaries.

#### **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.

#### **Approximate Size: 1,765 Square Ft.**

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

#### **Tenure: Freehold.**

Sold with vacant possession on completion.

#### **Local Authority:**

Newark & Sherwood District Council.

#### **Council Tax: Band 'D'**

#### **EPC: Energy Performance Rating: 'C' (70)**

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 central residential location, within close proximity and walking distance to the Town Centre and popular BARNBY ROAD ACADEMY SCHOOL CATCHMENT. 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:**

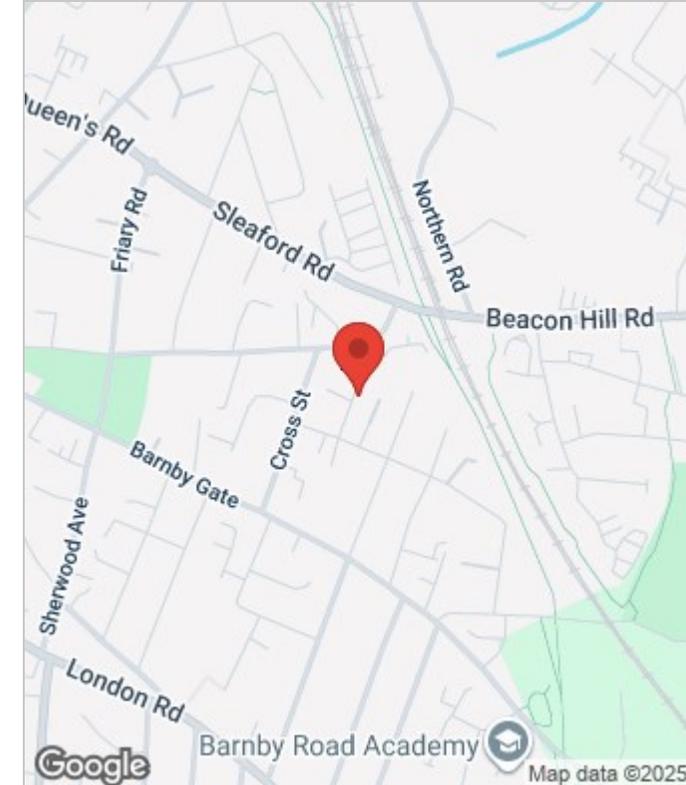
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

#### **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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	