



**PLOT 22, THE COLLINGHAM The Avenues,
Lord Hawke Way, Newark, NG24 4FH**

£224,995

Tel: 01636 611811

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

- DON'T MISS OUT ON A RARE OPPORTUNITY TO OWN A BRAND NEW BUNGALOW!
- Family Shower Room
- UPVC Double Glazed Windows Throughout, Gas Central Heating - Hive Compatible Thermostat
- Chrome Sockets and Switches, Alarm
- Carport and additional parking for one car
- Open Plan Living - Stylish Magnet Kitchen
- Gas Central Heating - Hive Compatible Thermostat
- Fitted Flooring & Carpets Throughout
- Rear Garden & Patio Area
- EPC- B

PLOT 22 - THE COLLINGHAM
DON'T MISS OUT ON A RARE OPPORTUNITY TO OWN A BRAND NEW BUNGALOW!

Plot 22 THE COLLINGHAM

The Collingham is a stylish two bedroom semi-detached bungalow with a car port. The property has been designed with decorative brick elevations in a modern style, with grey UPVC double glazed feature windows. The spacious entrance hallway of the Collingham comes with convenient storage and leads to a large open plan living/dining area. A separate well-appointed kitchen is complete with integrated appliances. Sliding doors extend the area further by bringing the inside out onto a patio.

Both the bedrooms are a good size and of equal proportions with space for fitted wardrobes. The family shower room features full-height tiling around the shower area and benefits from a chrome heated towel rail and contemporary sanitary ware. Gas central heating throughout is controlled by a modern "HIVE" compatible smart thermostat.

LOCAL AREA & AMENITIES
Newark on Trent is a historic and thriving market town situated just off the A1/A46/A17 with a superb range of notable landmarks and buildings centred around the stunning Newark Castle, which is beautifully positioned on the banks of the River Trent. This new community of high-quality luxury homes are conveniently located on the outskirts of the town yet still within easy walking distance from the vibrant town centre, making The Avenues simply the perfect place to set up home.

For the keen shopper Newark has an enviable mix of retailers, ranging from high street brands through to smaller 'boutique' shops tucked away in some of the quaint areas of Newark town. This is all complemented by a range of coffee shops and cafe's offering plentiful choice for some welcome down time and socialising. Perhaps try a visit on market day and experience the hustle and bustle of the busy market square and sample some fresh local produce from a whole host of market vendors. Add all of this to a great selection of leading supermarkets within the town ensuring your every need will be catered for.

When it comes to leisure time, Newark has a superb selection of options to choose from; First class gyms and leisure centres to a number of local parks that include children's playgrounds and on-site cafes, perfect for relaxing and whiling away a few hours. Newark also has a great choice of bars and restaurants, so if you're looking to enjoy a meal with friends and family or just a night out on the town, there's something for everyone.

For those wanting to explore just a little further afield, Sherwood Forest and the legendary attraction of Robin Hood are just a short drive away, perfect for a family day out.

Historic Lincoln is always worth a visit, just a short drive or train journey away. For those that seek the bright lights of the big city, then try a visit to Nottingham, a 30 minute train journey puts you right in the heart of things.

Newark benefits from direct mainline connectivity to London Kings Cross, with fast journey times of 75 minutes. The East Coast mainline also connects directly to Doncaster, Leeds, Peterborough, Newcastle and Edinburgh, perfect for those with family, work or social connections north and south.

GROUND FLOOR

ENTRANCE HALL

Entrance hallway, with entrance matting and LVT flooring and storage cupboard, leads through to a stylish open plan kitchen/dining/living space.

LIVING AREA

10'0" x 12'5" (3.07 x 3.81)

This benefits from contemporary luxury vinyl tile floor covering, multimedia points, including phone, digital aerial and also Sky Q compatibility. There are sliding doors leading onto a patio and private garden, providing the living area with a light and airy feel.

KITCHEN/DINING AREA

10'0" x 12'1" (3.07 x 3.70)

Stylish Magnet fitted kitchen with all integrated standard appliances, including dishwasher and washer dryer. Under unit lighting, a corner pull out base unit and integrated bins are included, There is a useful and stylish kitchen Island making the kitchen a contemporary dining/social area.

BEDROOM ONE

10'0" x 12'1" (3.07 x 3.70)

A light airy, well proportioned room, with high quality fitted carpets, space for fitted wardrobes, compact radiator and multimedia points including phone, digital aerial and Sky Q compatibility..

FAMILY SHOWER ROOM

6'10" x 6'10" (2.10 x 2.10)

With low level threshold shower, WC and wash hand basin and contemporary Comfytex cushioned vinyl flooring. Chrome heated towel rail and full height tiling to shower area.

BEDROOM TWO

10'0" x 12'1" (3.07 x 3.70)

This light and airy room with and a large window. With high quality fitted carpets, compact radiator and tv point. There is a space for fitted wardrobes.

GARDEN

There is a private rear garden, grass seeded with a patio area. To the front of the bungalow is a small area of grass and low level planting.

CARPORT

Carport and additional parking for one car

SPECIFICATION

Arkwood are proud to offer a high base specification all included in the price of your new home.

For full details please call Richard Watkinson & Partners, or make an appointment at the Arkwood on-site show home open now.

STREET SCENE

TENURE

The property is freehold, with vacant possession upon legal completion.

VIEWING

The plot is ready, viewable by appointment Thursday to Monday from 10am to 5pm. Please call to view.

MORTGAGE

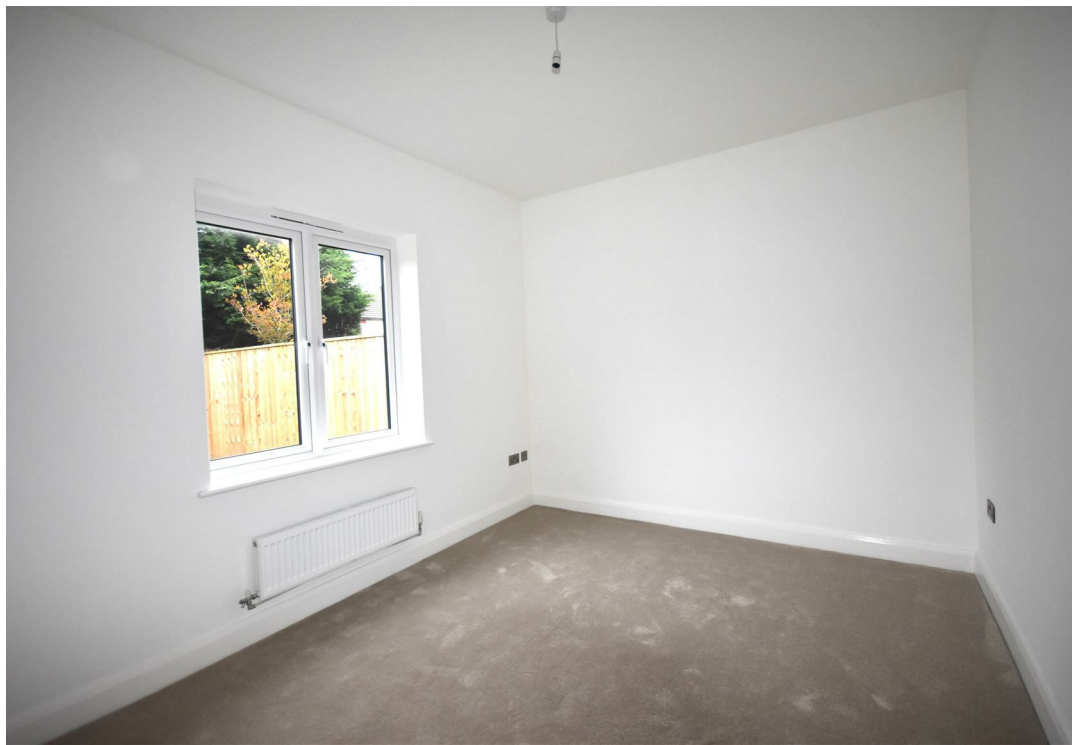
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

SERVICES

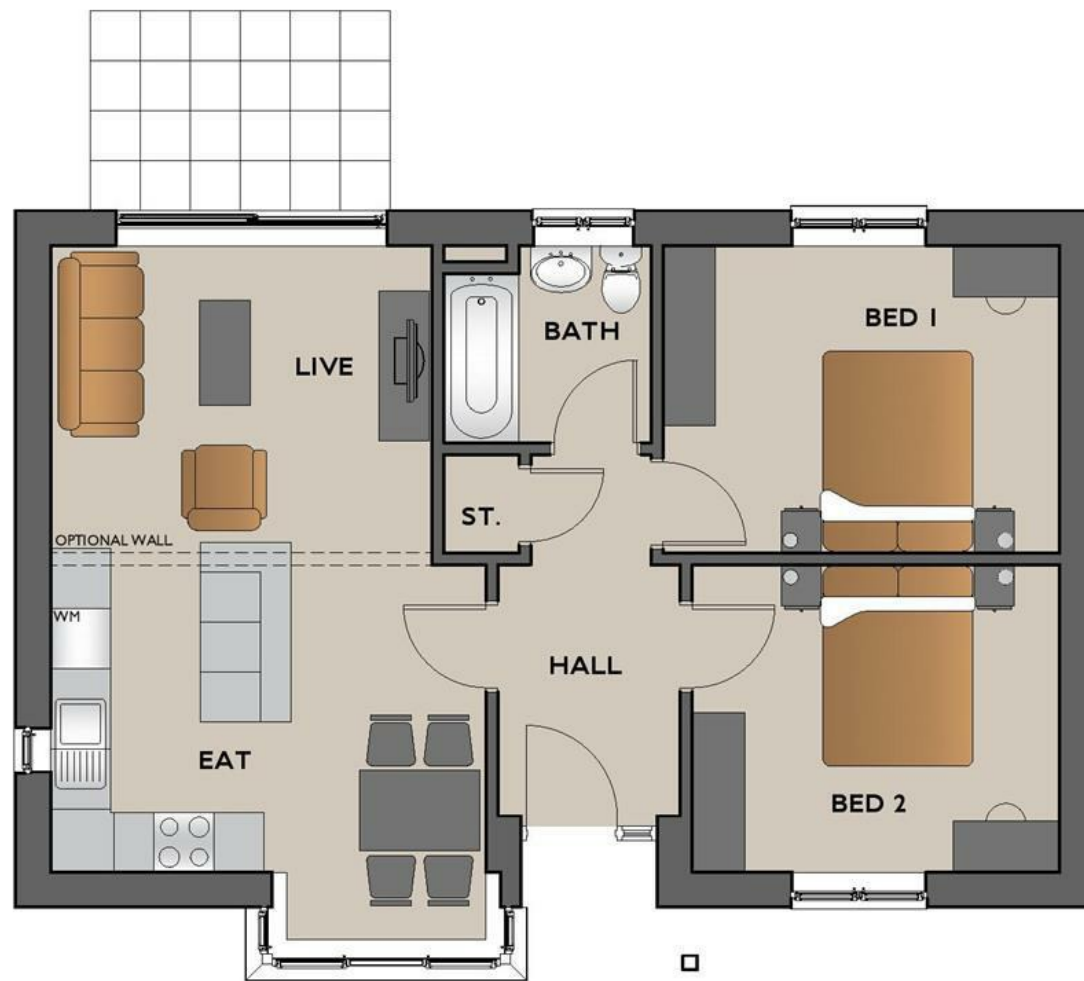
Mains water, electricity, gas and drainage are all connected to the property.

SHOW HOME PHOTOGRAPH











The Collingham
GROUND FLOOR

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 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01636 611811



RICS



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

35 Kirkgate,
Newark NG24 1AD
Tel: 01636 611811
Email: newark@richardwatkinson.co.uk



Surveyors, Estate Agents, Valuers, Auctioneers