



27 Fairfax Avenue, Newark, NG24 4PQ

£200,000
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A spacious three bedroom semi-detached house in a pleasant cul-de-sac location, which offers a delightful blend of modern living and family comfort. Spanning an impressive 830 sq.ft, this property has been very well modernised to create a welcoming and practical home for families.

Upon entering via the entrance porch, you are greeted by a spacious lounge that provides an ideal space for relaxation and entertaining. The heart of the home is undoubtedly the open plan kitchen, which comes well equipped with quality Howden's units with appliances and flows seamlessly into the dining room, making it perfect for family gatherings and dinner parties.

The property offers three generously sized first floor bedrooms. The bathroom features a contemporary white suite, ensuring a fresh and stylish atmosphere.

Outside, the lovely enclosed rear garden is a true highlight, offering a secluded environment for outdoor enjoyment. The garden also features a driveway and garage, providing ample parking. Additionally, the decking area is perfect for summer evenings, complete with a hot tub for ultimate relaxation.

This home combines spacious living rooms with modern amenities, making it an excellent choice for those seeking a well-rounded family residence.

Fairfax Avenue is conveniently situated close to excellent local amenities including shops and schools and is within 1 mile of Newark town centre. Local supermarkets include Morrisons, Asda, Waitrose and Aldi. There is also a recently opened M&S food hall. Newark town centre has an attractive mostly Georgian Market Square which holds regular markets and has a variety of independent shops, boutiques, bars, restaurants and cafes. Newark Northgate railway Station has fast trains connecting to London King's Cross with journey times in the region of 1 hour 15 minutes. Newark Castle Station has trains connecting to Nottingham, Lincoln and Leicester. There are nearby access points for the A1 and A46 dual carriageways. Newark has primary and secondary schooling of good repute and a

General Hospital.

This is a Wimpey concrete built house, with a tiled roof covering. It is likely to date from the late 1950's and was originally built for the local authority. External insulation cladding was fitted in 2014. The central heating is gas fired and a new boiler and radiators were fitted in 2013. The windows are UPVC double glazed. The accommodation is described in more detail as follows.

GROUND FLOOR

ENTRANCE PORCH

6'11 x 3'3 (2.11m x 0.99m)

UPVC double glazed front entrance door, wood effect ceramic tiled floor.

LIVING ROOM

17'8 x 10'5 (5.38m x 3.18m)



Walk in bay with uPVC double glazed window to the front, stone fireplace with quarry tiled hearth. Laminate floor covering, uPVC double glazed front door. Oak staircase with pine balustrade leading to first floor. Open plan to:



DINING ROOM

11'3 x 8'9 (3.43m x 2.67m)



Radiator, wood effect laminate floor covering, sliding double glazed patio doors leading to decking with hot tub and the rear garden. Open plan to kitchen.

KITCHEN

11'8 x 10'3 (3.56m x 3.12m)



Useful store cupboard below stairs, radiator. Laminate floor covering, uPVC double glazed window to rear elevation and side entrance door leading to driveway. Range of quality Howden's kitchen units including base cupboard and drawers, working surfaces above. Inset composite one and a half bowl sink and drainer with mixer tap. Retro-style tiling to splashbacks. Eye level wall mounted cupboards. Fitted appliances include Beko electric oven, Lamona electric hob and dishwasher. Extractor fan, plumbing and space for automatic washing machine. Space for a small table and chairs. Open plan through to the dining room.



FIRST FLOOR

LANDING

UPVC double glazed window to side elevation, loft access hatch. Laminate floor covering.

FAMILY BATHROOM

8' x 5'9 (2.44m x 1.75m)



Fitted with a contemporary design modern white suite fitted in 2013 including low suite WC, wash hand basin with mixer tap and vanity unit with storage drawers under. P-shaped panelled bath with rain head and hand shower over, tiled splashbacks. Wall mounted heated chrome towel radiator, uPVC double glazed window to side and rear elevations. Ceramic tiled floor and tiling to majority of the walls. LED ceiling lights.

BEDROOM ONE

11'11 x 10'9 (3.63m x 3.28m)



Walk in bay with uPVC double glazed window to the front, laminate floor covering, radiator.

BEDROOM TWO

12'8 x 11'2 (3.86m x 3.40m)



Radiator, uPVC double glazed window to rear elevation, laminate floor covering.

BEDROOM THREE

9'10 x 6'10 (3.00m x 2.08m)

(overall measurement including staircase bulkhead)



UPVC double glazed window to front elevation, radiator, laminate floor covering. Wall mounted main Eco-compact gas fired combination central heating boiler.

OUTSIDE

The property is well positioned on a spacious plot. To the front there is a brick boundary wall and wooden picket fence. A set of wooden centre opening gates open to the frontage where there is a level block paved driveway with ample parking for two vehicles. The driveway extends to the side of the house where a gated entrance leads to the rear of the house where there is an enclosed garden with close boarded wooden fences and concrete posts to the boundaries. A level block paved driveway with inset uplighters lead to a timber built single garage with roller shutter door. A storage area is positioned at the side of the garage and has a concrete base.



The main area of garden is laid to lawn and there is a raised paved patio terrace incorporating a hot tub connecting to the rear of the house. Timber constructed gazebo style canopy over with polycarbonate sheets covering the roof.



TENURE

The property is freehold.

SERVICES

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

VIEWING

Strictly by appointment with the selling agents.

POSSESSION

Vacant possession will be given on completion.

MORTGAGE

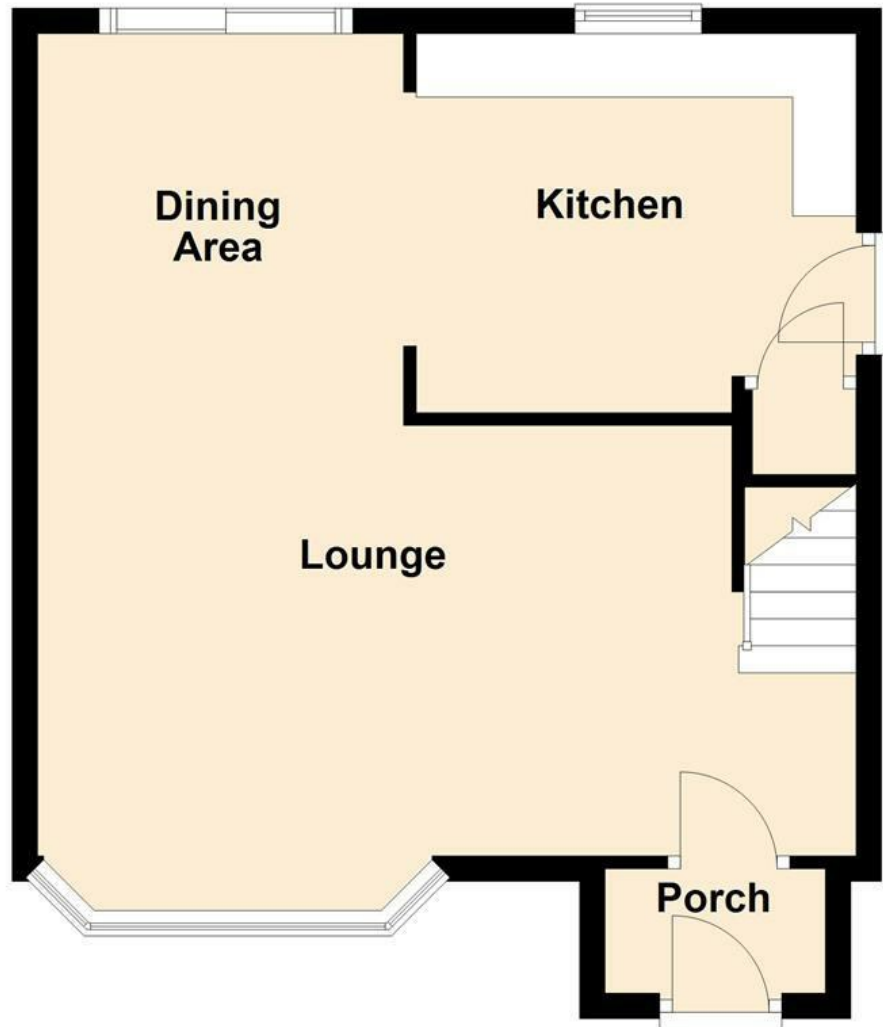
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

COUNCIL TAX

The property comes under Newark and Sherwood District Council Tax Band A.

Ground Floor

Approx. 44.2 sq. metres (475.5 sq. feet)



First Floor

Approx. 42.2 sq. metres (454.2 sq. feet)



Total area: approx. 86.4 sq. metres (929.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	74	
(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



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



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