



Little Apples, London Road, Newark

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OLIVER REILLY



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- IMPRESSIVE DETACHED CHALET HOME
- ENVIABLE NON-ESTATE CONSERVATION AREA
- THREE RECEPTION ROOMS & SUN ROOM
- MAGNIFICENT, MATURE & PRIVATE 0.49 ACRE GROUNDS
- ADAPTABLE LAYOUT! & PICTURESQUE PRIVACY!
- THREE/FOUR DOUBLE BEDROOMS
- WALKING DISTANCE TO TOWN CENTRE, TRAIN STATIONS & HOSPITAL
- TWO LUXURIOUS BATHROOMS & EN-SUITE
- EXTENSIVE ELECTRIC GATED DRIVEWAY, LARGE GARAGE & WORKSHOP
- EXCELLENT CONDITION THROUGHOUT! Tenure: Freehold. EPC 'D'

Guide Price: £600,000-£625,000. YOUR PRIVATE TOWN CENTRE OASIS! STEEPED WITH INDIVIDUALITY!

Welcome to Little Apples... A BESPOKE & BEAUTIFUL detached chalet home, pleasantly situated in a wonderful conservation area, along a fashionable tree-lined street, that lies well-connected to the Town Centre, local hospital and both train stations. One of which provides a DIRECT LINK TO LONDON KINGS CROSS STATION! Via Newark North Gate Station.

Not only does this tremendous home promise an inviting atmosphere and LIVING FLEXIBILITY AT ITS FINEST! You'll be HEAD OVER HEELS for the MAGNIFICENT 0.49 OF AN ACRE PRIVATE GROUNDS. Leaving you in a world of your own! This attractive ONE-OF-A-KIND residence was constructed in the early 1960's, showcasing thoughtful craftsmanship and an interchangeable layout, comprising: Entrance Porch, an inviting reception hall, spacious DUAL-ASPECT/ BAY-FRONTED living room, a separate family/ sitting room, formal dining room, sun room, CONTEMPORARY KITCHEN with a walk-in pantry, store room and separate utility room. You'll see great adaptability via a LARGE GROUND FLOOR BEDROOM and a LUXURIOUS FOUR-PIECE BATHROOM.

The first floor enjoys a BRIGHT & AIRY landing space with useful study area. TWO DOUBLE BEDROOMS both with extensive fitted wardrobes, a STYLISH EN-SUITE shower room to the master bedroom and a STUNNING FIVE-PIECE FAMILY BATHROOM. What more could you need?

Externally, the IMPRESSIVE, PRIVATE & PICTURESQUE PLOT truly speaks for itself! Surrounded by unobstructed views. Enjoying a variety of secluded sections, suitable for the whole family. Including a vegetable garden, shaded seating areas with summer house and a formal rear garden. The property is comfortably set back from the roadside, greeted via an extensive SWEEPING ELECTRIC GATED DRIVEWAY, leading down to an ATTACHED GARAGE and workshop. Equipped with power and lighting.

LOCATION IS EVERYTHING!. It doesn't get any better than THIS! A remarkable home in an iconic setting!

Guide Price £600,000 - £625,000



ENTRANCE PORCH:	9'3 x 4'1 (2.82m x 1.24m)
INVITING RECEPTION HALL: Max measurements provided.	15'4 x 10'2 (4.67m x 3.10m)
BAY-FRONTED LIVING ROOM: Max measurements provided into bay-window.	17'10 x 12'7 (5.44m x 3.84m)
SITTING/ FAMILY ROOM:	14'9 x 11'10 (4.50m x 3.61m)
GROUND FLOOR BEDROOM THREE:	
SUPERB FOUR-PIECE BATHROOM:	
DINING ROOM:	14'6 x 8'9 (4.42m x 2.67m)
SUN ROOM:	9'11 x 8'5 (3.02m x 2.57m)
CONTEMPORARY KITCHEN:	14'6 x 9'6 (4.42m x 2.90m)
PANTRY:	8'2 x 2'11 (2.49m x 0.89m)
STORE ROOM: Max measurements provided.	14'3 x 7'8 (4.34m x 2.34m)
UTILITY ROOM:	7'6 x 5'2 (2.29m x 1.57m)
FIRST FLOOR LANDING/ STUDY AREA: Max measurements provided.	15'1 x 10'2 (4.60m x 3.10m)
MASTER BEDROOM WITH DRESSING AREA: Max measurements provided up to EXTENSIVE FITTED WARDROBES, with air-conditioning.	15'10 x 11'7 (4.83m x 3.53m)
LUXURIOUS EN-SUITE:	9'4 x 5'6 (2.84m x 1.68m)
BEDROOM TWO: With FITTED WARDORBES and air-conditioning. Max measurements provided.	20'9 x 11'10 (6.32m x 3.61m)
SUPERB FIVE-PIECE BATHROOM:	12'5 x 5'4 (3.78m x 1.63m)
LARGE ATTACHED GARAGE: Accessed via an electric up/ over garage door. Equipped with power, lighting and a cold water tap. Access to the electrical RCD consumer unit and gas/ electricity meters. Three obscure wooden single glazed windows to the left side elevation. A side personal doors opens into the side store room/ workshop. The garage space boasts excellent potential to be utilised into additional living accommodation. Subject to relevant approvals.	22'7 x 9'10 (6.88m x 3.00m)
STORE: Equipped with power and lighting. A wooden personal door leads out to the garden. Open-access into the workshop.	7'10 x 4'7 (2.39m x 1.40m)





Local Information & Amenities:

This property is conveniently located in a sought-after and rarely available conservation area. Perfectly situated for ease of access to Newark Town Centre and only a short walk over to Newark Hospital. The Town itself offers many tourist attractions and many events taking place at 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. There is also access to Lincoln and Nottingham via Newark Castle train 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 an 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.

ATTACHED WORKSHOP:

A useful multi-functional space, with wooden window to the front elevation.

10'10 x 7'10 (3.30m x 2.39m)

EXTERNALLY:

This significant and eye-catching detached home is pleasantly positioned a few moments walk away from the Town Centre and remains closely situated to both Train Stations and the local hospital. The property STANDS-PROUD on a mesmerising 0.49 of an acre private plot. Filled with maturity and tranquility. The front aspect is set back from the roadside and greeted with a DOUBLE WROUGHT-IRON ELECTRIC GATED ENTRANCE, with a sweeping tarmac/ gravelled driveway. Boasting AMPLE PRIVATE PARKING. Suitable for a variety of vehicles, leading down to an attached garage. The copious front garden is laid to lawn and surrounded by well-stocked, established and well-tended borders. A part-paved pathway leads to the front entrance door, with side-by-side external lighting. There is secure access to both the left and right side elevations, leading to the rear garden. An idyllic external space, broken up into delightful sections, catering for the whole family! There is a central formal garden, predominantly laid to lawn, with a complementary water feature and two paved seating areas, with timber pergola. There is an additional side paved entertainment space with useful external/ dustbin store. A paved pathway links around the perimeter of the private grounds and enjoys further secluded seating spaces, a detached summer house with power, a large vegetable garden with raised beds and a greenhouse. The side and rear boundaries are encouraged by high-level hedging and a tree-lined, enhancing the panoramic privacy, all year round.

Approximate Size: 2,380 Square Ft.

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

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a modern 'VIESSMANN' boiler, an alarm system and uPVC double glazing throughout, replaced in the last 5 years. This excludes the windows in the garage/ workshop. 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.

Broadband Connectivity:

Ultrafast broadband is available- with approximately 1,800 Mbps (download speed) and 220 Mbps (upload speed).

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'G'

EPC: Energy Performance Rating: 'D' (61)

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.



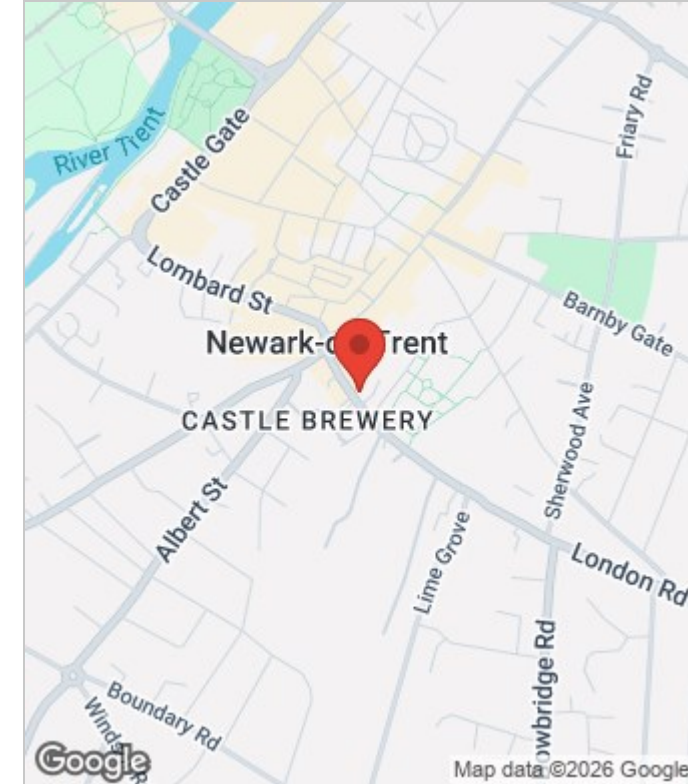


GROUND FLOOR



OLIVER REILLY

1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

