



Bowbridge Road, Newark

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OLIVER REILLY



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- SUBLIME & EXTENDED DETACHED BUNGALOW
- CLOSE TO TOWN CENTRE & AMENITIES
- GENEROUS DUAL-ASPECT LIVING ROOM & CONSERVATORY
- BEAUTIFULLY LANDSCAPED GARDEN & OWNED SOLAR PANELS
- ON A BUS ROUTE & NEAR TO MAIN ROAD CORRIDORS!
- THREE BEDROOMS
- STUNNING 25FT LIVING/ DINING KITCHEN
- EXTENSIVE DRIVEWAY, DETACHED TANDEM GARAGE & WORKSHOP
- REPLACEMENT ROOF, WINDOWS & CENTRAL HEATING IN PAST 9 YEARS
- EXCEPTIONAL CONDITION! A MUST VIEW! Tenure: Freehold. EPC 'B'

Guide Price: £280,000 - £290,000. QUALITY OF THE HIGHEST STANDARD!
Prepare to be WOWED by this WONDERFUL & MODERN detached bungalow. Conveniently situated near to an abundance of excellent on-hand amenities. Linked with Newark Town Centre and Balderton.

This SPACIOUS & SPECTACULAR home has been significantly improved from head to toe, with NO STONE LEFT UNTURNED!... As the existing owners have made their mark both inside and out! The only thing that's missing... IS YOU!

Having been THOUGHTFULLY EXTENDED the bungalow now boasts a SPACIOUS & ADAPTABLE LAYOUT that remains free-flowing in design, BRIGHT & AIRY throughout, comprising: Entrance porch, an inviting reception hall, a DUAL-ASPECT lounge with feature fireplace, a SUBLIME 'WREN' OPEN-PLAN LIVING/ DINING KITCHEN. Hosting a range of 'NEFF' integrated appliances, Quartz work surfaces with breakfast bar, an electric Velux rooflight and French doors out to the garden. There are THREE BEDROOMS, a marvellous modern bathroom and a DELIGHTFUL GLASS-ROOF CONSERVATORY, admiring views across the private garden.

Externally, the bungalow welcomes AMPLE OFF-STREET PARKING, via an extensive tarmac driveway, leading down to a DETACHED TANDEM GARAGE, with an attached workshop. Equipped with power and lighting.
The ATTRACTIVE LANDSCAPED REAR GARDEN is simply a joy to behold. Filled with colour and personality, along with a variety of secluded seating areas, that promotes minimal maintenance and maximum enjoyment, all year round!

Additional benefits of this impressive HOME THAT HAS IT ALL include uPVC double glazing, gas central heating, complementary cast iron radiators and a replacement roof- All carried out in the last 9 years. There are 12 OWNED SOLAR PANELS in total, both to the front and rear, with a 6KW BATTERY.

Some homes just have THAT feeling... and this is one of them! WHERE MODERN STYLE MEETS EVERYDAY COMFORT!



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ENTRANCE PORCH:	7'3 x 2'8 (2.21m x 0.81m)
INVITING RECEPTION HALL: Max measurements provided.	16'7 x 10'3 (5.05m x 3.12m)
LARGE DUAL-ASPECT LOUNGE: Max measurements provided.	16'1 x 14'10 (4.90m x 4.52m)
SUPERB EXTENDED LIVING/ DINING KITCHEN: Max measurements provided.	25'0 x 8'10 (7.62m x 2.69m)
CONSERVATORY: Accessed via bedroom three. Of part brick and uPVC construction, with a complementary pitched clear-glass roof. With tiled flooring, an attractive cast-iron radiator, power and lighting, via a central ceiling light fitting. uPVC double glazed windows to the side and rear elevations. uPVC double glazed French doors open out to the lovely landscaped garden.	9'3 x 8'3 (2.82m x 2.51m)
MASTER BEDROOM:	12'10 x 10'10 (3.91m x 3.30m)
BEDROOM TWO: With extensive fitted wardrobes/ furniture and a loft hatch access point. Providing a pull-down ladder, with boarding for storage and lighting. Max measurements provided.	12'7 x 10'10 (3.84m x 3.30m)
BEDROOM THREE:	8'9 x 8'1 (2.67m x 2.46m)
MODERN BATHROOM:	6'6 x 5'5 (1.98m x 1.65m)
DETACHED TANDEM GARAGE: Of brick built construction. Accessed via a manual up/ over garage door. Equipped with power and lighting. Open-access through to the workshop space.	20'8 x 9'1 (6.30m x 2.77m)
ATTACHED WORKSHOP: Of brick built construction, with power and lighting. uPVC double glazed window to the right side elevation. An obscure uPVC double glazed right sided external door opens out to the garden.	10'8 x 9'1 (3.25m x 2.77m)



EXTERNALLY:

This wonderful detached bungalow remains close to amenities and main road links. The bungalow occupies an impressive plot, welcomed with dropped kerb vehicular access onto an EXTENSIVE TARMAC DRIVEWAY. Boasting ample off-street parking for up to four vehicles, leading down to a DETACHED TANDEM GARAGE, with wrought-iron double gates. The well-tended front garden hosts attractive planted borders, fenced side boundaries and a low-level walled front boundary. There is access to the front entrance porch door with external up/ down light. The left side aspect provides a wooden personal gate, opening through to the WONDERFULLY WELL-APPOINTED REAR GARDEN. Having been tastefully landscaped and predominantly gravelled. Enhanced by a vast array of planted borders, full of colour, vibrancy and maturity. There are a variety of secluded paved seating areas. A concrete pathway leads to the bottom of the garden, to a raised decked seating terrace and summerhouse- Equipped with power and lighting. A uPVC double glazed personal door also opens into the tandem garage/ workshop. There is an outside tap, double external power socket, a variety of external up/ down lights, fully fenced side and rear boundaries. All assisting to enhance the privacy even further!

Approximate Size: 1,025 Square Ft.

Measurements are approximate and for guidance only.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, a replacement roof and uPVC double glazing throughout. All carried out in 2017. 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.

Owned Solar Panels:

There are a total of 12 solar panels. 6 to the front roof-line and 6 to the rear roof-line They are owned outright, with 6KW BATTERY STORAGE. Installed in the last 4 years.

Broadband Connectivity:

Ultrafast broadband is available, with up to 1,000 Mbps download speed.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'C'

EPC: Energy Performance Rating: 'B'

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 popular residential location, within close proximity and potential walking distance into 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 marketplace 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:

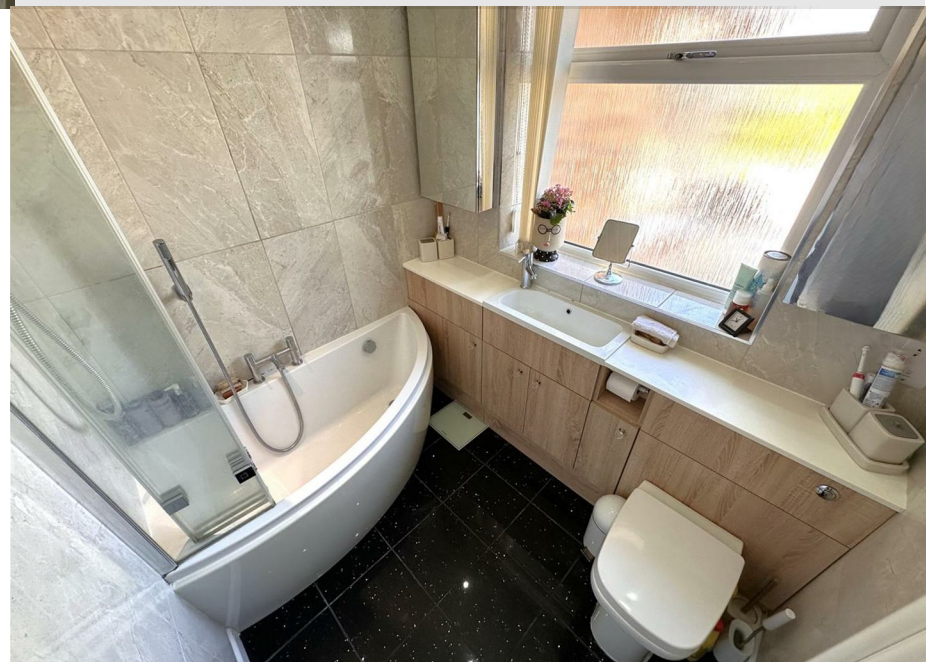
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

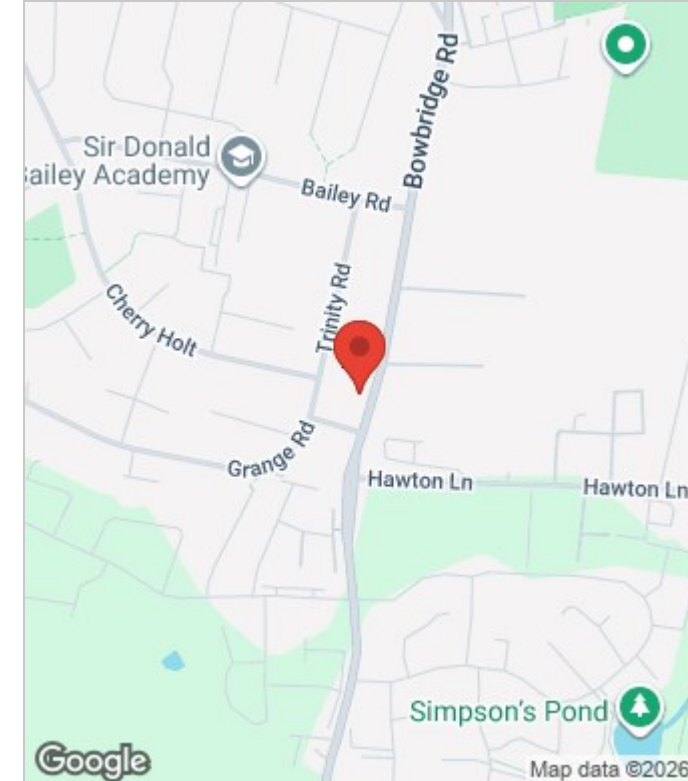
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

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.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	87
(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	