



Bowbridge Road, Newark

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 OLIVER REILLY







# Bowbridge Road, Newark

- LOVELY DETACHED BUNGALOW
- CONVENIENT LOCATION. CLOSE TO AMENITIES
- GENEROUS LOUNGE
- ATTACHED GARAGE & EXTENSIVE DRIVEWAY
- uPVC Double Glazing Throughout & Gas Central Heating
- TWO DOUBLE BEDROOMS
- SUPERB DINING KITCHEN & SEPARATE UTILITY
- MODERN FOUR-PIECE BATHROOM
- BEAUTIFULLY-MAINTAINED REAR GARDEN
- EXCELLENT CONDITION! Tenure: Freehold EPC 'D' (68)

Guide Price: £220,000 - £230,000. YOU WILL LOVE THIS! A BRIGHT & BEAUTIFUL MODERN GEM! this wonderful Two DOUBLE bedroom detached bungalow presents a warm and homely feeling throughout. As soon as you step inside, you will see the generous and flexible living space available. Presented to an EXCEPTIONALLY HIGH STANDARD.

The property is conveniently situated in a renowned residential location, between Newark Town Centre and Balderton. Surrounded by a vast array of amenities. Promoting ease of access onto the A1 and A46. Whilst remaining on a regular bus route. The bungalow's spacious yet free-flowing internal design comprises: Entrance hall, a large lounge, equally spacious and contemporary dining kitchen, a separate utility, TWO DOUBLE BEDROOMS and a FOUR-PIECE BATHROOM.

Externally, the bungalow enjoys an enviable 0.11 of an acre plot. Greeted by a gated driveway. Promoting AMPLE OFF-STREET PARKING. For a variety of vehicles. Giving access into an ATTACHED SINGLE GARAGE. Benefiting from power, lighting and scope to be utilised into further accommodation. If required. Subject to relevant approvals. The beautifully-maintained rear garden is of an excellent proportion and of general low-maintenance. Enjoying a substantial paved seating area and a lovely raised composite decked seating area. Easily accessed via the French doors in the master bedroom. Further benefits of this handsome home include uPVC double glazing throughout and gas fired central heating. Via a modern combination boiler. Located in the loft. PACK YOUR BAGS!.. Because we have found the home for you! Take a look inside and see for yourself..!

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## ENTRANCE HALL:

12'6 x 6'5 (3.81m x 1.96m)

An attractive and inviting space. Accessed via an obscure uPVC front entrance door. Providing wood-effect laminate flooring, a ceiling light fitting, smoke alarm, central heating thermostat, loft hatch access point and a double panel radiator. Access into the dining kitchen, both bedrooms, bathroom and large lounge.

## GENEROUS LOUNGE:

13'10 x 12'9 (4.22m x 3.89m)

A sizeable reception room. Located at the front of the bungalow. Providing carpeted flooring, a ceiling light fitting, double panel radiator, TV point and a uPVC double glazed window to the front elevation.

## SPACIOUS DINING KITCHEN:

13'3 x 10'4 (4.04m x 3.15m)

Of stylish modern design. Providing stylish vinyl flooring. The contemporary shaker-style kitchen hosts a vast range of fitted cream wall and base units with dark wood-effect laminate roll-top work surfaces over and up-stands. Inset 1.5 bowl white ceramic sink with mixer tap and drainer. Integrated electric oven with four ring ceramic hob over, central tiled splash-backs and a stainless steel extractor hood above. Under counter provision/ plumbing for a washing machine. Sufficient space for a dining table and chairs. Double panel radiator, ceiling light fitting and a uPVC double glazed window to rear elevation. An obscure uPVC double glazed rear external door leads into the separate utility space.

## UTILITY:

8'5 x 4'3 (2.57m x 1.30m)

With tiled flooring and a ceiling light fitting. Sufficient space/ provision for a freestanding fridge freezer and tumble dryer. uPVC double glazed window to rear elevation. A uPVC double glazed side external door leads out into the well-appointed garden.

## MASTER BEDROOM:

14'5 x 11'10 (4.39m x 3.61m)

A GENEROUS DOUBLE BEDROOM. Located at the rear of the bungalow. Providing wood-effect laminate flooring, a ceiling light fitting, double panel radiator and uPVC double glazed French doors. Opening onto the composite decked seating area. Located within the lovely enclosed rear garden.

## BEDROOM TWO:

10'10 x 10'7 (3.30m x 3.23m)

A FURTHER DOUBLE BEDROOM. Located at the front of the bungalow. Providing carpeted flooring, a ceiling light fitting, double panel radiator and a uPVC double glazed window to front elevation.







#### FOUR-PIECE BATHROOM:

10'2 x 6'5 (3.10m x 1.96m)

Of modern design. Providing tiled flooring. The generous four-piece suite comprises: Double fitted shower cubicle with mains shower facility and floor to ceiling wall tiling. A panelled bath with chrome mixer tap and medium height wall tiling. A low-level W.C with integrated push-button flush. A white ceramic wash hand basin with chrome mixer tap and partial wall tiled splash backs. Inset to a fitted vanity storage unit. Chrome heated towel rail, ceiling light fitting, extractor fan and an obscure uPVC double glazed window to side elevation.

#### ATTACHED SINGLE GARAGE:

15'9 x 8'9 (4.80m x 2.67m)

Of concrete construction. Accessed via a manual up/ over garage door. Providing power and lighting, via a ceiling strip-light. A uPVC rear personnel door leads into the rear garden.

#### EXTERNALLY:

The bungalow stands on an enviable 0.11 of an acre plot. The front aspect is greeted via a double wrought-iron gated entrance. Leading onto a GENEROUS GRAVELLED DRIVEWAY. Ensuring AMPLE OFF-STREET PARKING. Giving access into the attached single garage. A secure left sided access gate opens into the WELL-APPOINTED and BEAUTIFULLY MAINTAINED enclosed rear garden. Predominantly laid to lawn, with partial planted borders. Hosting an array of established bushes and shrubs. There is a wrap-around composite decked seating area. Directly accessed from the French doors in the master bedroom or external door in the utility room. The garden is further enhanced by a large paved seating area. There is provision and hard-standing for a garden shed, an outside tap and various external lights. There are fully fenced side and rear boundaries.

#### Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a modern combination boiler. Located in the loft 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: 878 Square Ft.

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

**Tenure: Freehold. Sold with vacant possession.**

#### Local Authority:

Newark & Sherwood District Council.

**Council Tax: Band 'C'**

#### EPC: Energy Performance Rating: 'D' (68)

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 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:

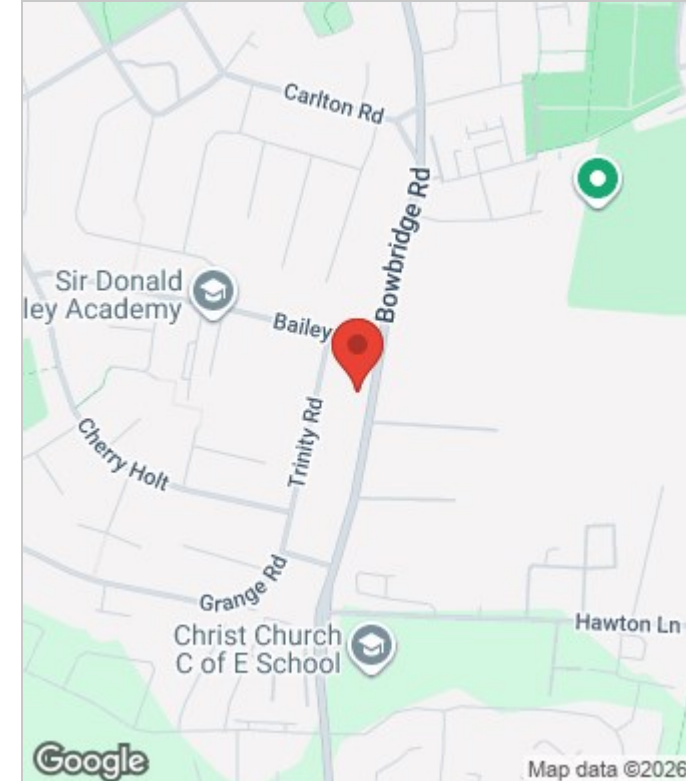
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and 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>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC

