



Hercules Drive, Newark



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OIRO £425,000



Key Features

- Stunning Extended Detached Family Home
- Five Well-Proportioned Bedrooms
- Two Ensuities, Bathroom & G/F WC
- Lounge & Sitting Room/Office
- Open Plan Living/Dining Kitchen
- Double Garage & Driveway
- South Facing Rear Garden
- Council Tax Band: E
- EPC Rating: tbc
- Tenure: Freehold



Boasting a wonderful tucked away position in a cul-de-sac location on the outskirts of Newark-on-Trent, this magnificent EXTENDED detached home has been tastefully improved by the current owners, and boasts a delightful landscaped SOUTH FACING REAR GARDEN, DOUBLE GARAGE and would make a fantastic family home with spacious and flexible accommodation stretching across three floors, whilst also falling within Barnby Road school catchment and walking distance of Newark town centre.

The property's accommodation comprises to the ground floor: inviting entrance hallway, W/C, sitting room/office, spacious lounge, utility room and a marvellous open plan space that stretches across the rear of the house with a quality breakfast kitchen with appliances to include a five ring induction hob, double electric oven and warming drawer and an opening to a stunning extended dining room with feature roof lantern, log burning stove and bi-folding doors opening the rear garden. The first floor has a welcoming landing space, bedroom five, and two double bedrooms, one of which having fitted wardrobes and an ensuite shower room, and the main bedroom also having fitted wardrobes as well as a dressing area and ensuite bathroom. The top floor has two further double bedrooms, both with fitted wardrobes, and a family bathroom suite.

Outside, this home enjoys a tarmac driveway providing off street parking which leads up to the double garage. The frontage is low maintenance with gated access to the side leading to the rear garden. The rear garden has been beautifully landscaped and retains a brilliant degree of privacy. Being south facing, the garden benefits from multiple entertaining areas, lawned area as well as raised beds to border. Other features of this home include underfloor heating to the open plan living/dining kitchen space and utility room, UPVC double glazed windows and aluminium bi-folding doors, and gas central heating. Viewing will be essential to appreciate the quality and versatility of the superb family home.

An Interactive Property Report for this property can be viewed via the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes FURTHER MATERIAL INFORMATION, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

ACCOMMODATION - Rooms & Measurements

Entrance Hallway 19'11" x 8'11" (6.1m x 2.7m)
maximum measurements

Ground Floor WC 5'10" x 3'0" (1.8m x 0.9m)

Lounge 19'4" x 11'3" (5.9m x 3.4m)

Sitting Room/Office 10'11" x 10'6" (3.3m x 3.2m)

maximum measurements

Open Plan Living/Dining Kitchen:

Breakfast Kitchen Area 16'11" x 10'3" (5.2m x 3.1m)

majority measurements

Dining Room 14'10" x 11'8" (4.5m x 3.6m)

Utility Room 7'3" x 5'4" (2.2m x 1.6m)

First Floor Landing

Bedroom One 11'6" x 11'3" (3.5m x 3.4m)

Dressing Area 5'7" x 3'7" (1.7m x 1.1m)

Ensuite Bathroom 7'4" x 5'7" (2.2m x 1.7m)

Bedroom Two 12'1" x 10'5" (3.7m x 3.2m)

Ensuite Shower Room 10'5" x 7'1" (3.2m x 2.2m)

maximum measurements

Bedroom Five 7'7" x 6'11" (2.3m x 2.1m)

Second Floor Landing

Bedroom Three 13'10" x 11'2" (4.2m x 3.4m)

maximum measurements

Bedroom Four 13'10" x 10'5" (4.2m x 3.2m)

maximum measurements

Family Bathroom 9'4" x 7'0" (2.8m x 2.1m)

maximum measurements

Double Garage

Agent's Note - Windows & Doors

The property's windows are UPVC Double Glazed and Bi-Folding doors are Aluminium.

Agent's Note - Driveway

A small part of the driveway is shared before the property's own private drive.

Services

Mains gas, electricity, water and drainage are connected.

Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.

Referrals

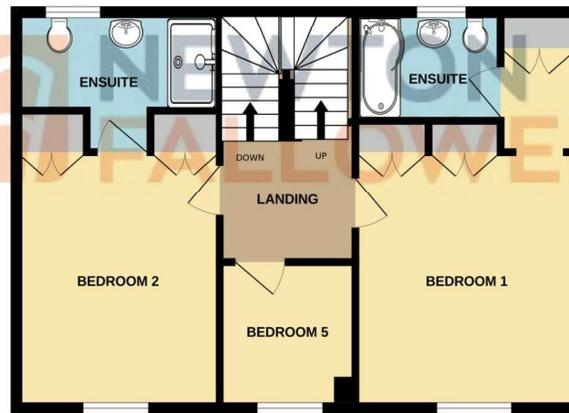
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GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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