



Newton Street, Newark

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OLIVER REILLY 



# Newton Street, Newark

Guide Price £280,000 - £295,000

- DETACHED DORMER BUNGALOW
- POPULAR & CENTRAL LOCATION
- STYLISH MODERN KITCHEN & UTILITY ROOM
- LARGE INTERGAL GARAGE & WORKSHOP
- SPACIOUS & VERSATILE LAYOUT
- THREE BEDROOMS
- TWO RECEPTIONS ROOMS & GARDEN ROOM
- RE-FITTED SHOWER ROOM & TWO EN-SUITES
- PRIVATE & WELL-APPOINTED GARDEN
- NO CHAIN! Tenure: Freehold EPC 'D'

Guide Price: £280,000 - £295,000. A HIGHLY VERSATILE MODERN-BEAUTY..!

Take a step inside this ONE-OF-A-KIND detached dormer bungalow. Sympathetically enhanced and re-modelled to create a superbly spacious home. Perfect for a variety of potential purchasers. Ensuring a high-degree of versatility. The captivating contemporary design is will be sure to suit any lifestyle. Promoting a bright and airy appearance, ready for your appreciation! The property is conveniently positioned in a PRIME and HIGHLY-SOUGHT AFTER residential location. Set within comfortable walking distance to the Town Centre. Close a wide array of amenities and transport links. The generous and flexible accommodation comprises: Side porch, an inviting entrance hall with retained original tiled flooring, a generous dining room with bow-window. OPEN-PLAN to a SUPERB CONTEMPORARY KITCHEN. Hosting a range of integrated appliances. An equally sizeable lounge, rear lobby, utility room and a garden room. The front of the bungalow occupies a stunning central shower room and two bedrooms. Both with extensive fitted wardrobes. The bow-fronted master bedroom is enhanced with a dressing room and fabulous en-suite shower room. The first floor landing provides ample storage cupboards and a DOUBLE bedroom with EN-SUITE BATHROOM. Externally, the property holds a high-degree of kerb appeal, with a small resin driveway. Sufficient for a small vehicle. Leading into a LARGE ATTACHED GARAGE, with power, lighting an integrated workshop space. The delightful, private and fully enclosed rear garden will be laid to lawn. PRIOR TO COMPLETION. Boasting a resin seating area, wrap-around pathway and an attached external store. Further benefits of this delightfully INDIVIDUAL detached residence include UPVC double glazing throughout, cavity wall insulation and gas central heating. SEEING IS BELIEVING! You'll fall HEADS OVER HEELS for the excellent contemporary transformation and adaptable layout! Marketed with \*NO CHAIN!\*



**SIDE PORCH:** 7'9 x 2'9 (2.36m x 0.84m)  
With original tiled flooring. Giving access to the front entrance door, located on the side aspect.

**ENTRANCE HALL:** 12'4 x 9'5 (3.76m x 2.87m)  
An inviting reception space. Accessed via an obscure painted uPVC side entrance door, with uPVC double glazed side panels, with original tiled flooring, carpeted stairs rising to the first floor, a fitted cupboard housing the electrical RCD consumer unit. A ceiling light fitting, double panel radiator and loft hatch access point. Smoke alarm. Fitted storage cupboard. Access into two bedrooms, the shower room and dining room. Max measurements provided.

**DINING ROOM:** 15'8 x 12'10 (4.78m x 3.91m)  
A Generous reception room, with carpeted flooring, two ceiling light fittings, picture rails, a double panel radiator and a decorative fireplace with raised hearth and wooden surround. Walk-in bay with uPVC double glazed bow-windows to the rear elevation. Overlooking the garden. Access into the large lounge and OPEN-PLAN access through to the contemporary kitchen. Max measurements provided up to bow-window.

**KITCHEN:** 12'6 x 8'4 (3.81m x 2.54m)  
Of stylish modern design. Providing wood-effect tiled flooring. The attractive contemporary kitchen hosts a wide range of fitted (two-tone) wall and base units with patterned flat edge work surface over and grey wall tiled splash backs. Inset 1.5 bowl stainless steel sink with mixer tap and drainer. Integrated 'CDA' electric oven with four ring induction hob over, black stainless steel extractor hood over and a glass splash back. Integrated slim-line dishwasher, fridge and medium height microwave. Ceiling light fitting and large breakfast bar within the dining room. uPVC double glazed window to the rear elevation. A clear glass uPVC double glazed rear external door gives access into the rear lobby.

**GENEROUS LOUNGE:** 13'10 x 12'10 (4.22m x 3.91m)  
A Sizeable reception room. Providing carpeted flooring, a large double panel radiator, recessed ceiling spotlights, two wall light fittings and an electric feature fireplace. Large uPVC double glazed window to the rear elevation. A clear glass uPVC double glazed rear external door gives access into the garden.

**REAR LOBBY:** 8'10 x 3'5 (2.69m x 1.04m)  
With vinyl flooring, a wall light fitting, obscure left sided access door, leads to the side pathway. A clear uPVC double glazed right sided door leads into the garden. An internal wooden sliding door leads into the large utility.

**LARGE UTILITY ROOM:** 11'2 x 6'4 (3.40m x 1.93m)  
Of a generous size. Providing tiled flooring A wide range of fitted wall and base units with flat edge work surfaces over, partial up-stands and partial wall tiled splash backs. Inset stainless steel sink with mixer tap and drainer. Plumbing/ provision for a washing machine and tumble dryer. Single panel radiator, Ceiling panelling with strip-light. uPVC double glazed window to the side elevation. Glass partitioned double doors open into the garden room. Max measurements provided.

**GARDEN ROOM:** 13'8 x 6'8 (4.17m x 2.03m)  
With tiled flooring, exposed wall and ceiling panelling, power sockets and large uPVC double glazed windows to the side elevation. uPVC double glazed sliding doors open out into the well-appointed garden.

**MASTER BEDROOM:** 14'5 x 12'10 (4.39m x 3.91m)  
A WELL-APPOINTED DOUBLE BEDROOM. Providing carpeted flooring, a double panel radiator, ceiling light fitting, picture rails, TV point and a walk-in bay with uPVC double glazed bow-windows to the front elevation. Access into the en-suite and walk-in-wardrobe. Max measurements provided up to bow-window.





#### EN-SUITE BATHROOM:

Of fabulous modern design. Providing vinyl flooring. A corner fitted shower cubicle with majority grey wall tiled splash backs and mains shower facility. A low-level W.C and a ceramic wash hand basin with chrome mixer tap. Inset to a fitted vanity storage unit with wall mounted vanity cabinet with inset shaver point and glass mirrored door. Medium height grey wall tiling. Ceiling light fitting, extractor fan and an obscure uPVC double glazed window to the side elevation.

8'10 x 4'10 (2.69m x 1.47m)

#### DRESSING ROOM/ WALK-IN-WARDROBE:

With carpeted flooring, a ceiling light fitting, extensive fitted shelving, a double fitted wardrobe and single fitted wardrobe. Ensuring excellent storage space.

8'10 x 4'9 (2.69m x 1.45m)

#### BEDROOM THREE:

A well-appointed bedroom, located on the ground floor. with carpeted flooring, a ceiling light fitting, double panel radiator and a large double fitted wardrobe. uPVC double glazed window to the front elevation. Max measurements provided.

10'6 x 9'1 (3.20m x 2.77m)

#### GROUND FLOOR SHOWER ROOM:

Of superb contemporary design. Providing vinyl flooring. A double fitted shower cubicle with dark modern tiled splash backs and mains shower facility. A low-level W.C and a ceramic wash hand basin with chrome mixer tap. Inset to a fitted floating vanity drawer storage unit. Medium height grey wall tiling. Ceiling light fitting, extractor fan and an obscure uPVC double glazed window to the side elevation.

7'3 x 5'9 (2.21m x 1.75m)

#### FIRST FLOOR LANDING:

With carpeted flooring, a ceiling light fitting, smoke alarm, storage cupboard with shelving and a walk-in wardrobe with carpeted flooring, a single panel radiator, fitted shelving, ceiling light fitting and eaves storage access point. The landing leads into the second bedroom.

4'10 x 3'5 (1.47m x 1.04m)

#### BEDROOM TWO:

A FURTHER DOUBLE BEDROOM. Providing carpeted flooring, a ceiling light fitting, double panel radiator and a uPVC double glazed window to the side elevation. Access into the en-suite bathroom.

9'6 x 9'5 (2.90m x 2.87m)

#### EN-SUITE BATHROOM:

Of attractive modern design. Providing vinyl flooring, a panelled bath with chrome taps, low-level W.C and a ceramic wash hand basin with chrome mixer tap. Inset to a fitted vanity storage unit. Stylish medium height grey wall tiling. A double panel radiator, ceiling light fitting and extractor fan.

9'5 x 5'8 (2.87m x 1.73m)

#### INTEGRAL GARAGE:

Of a generous size. Accessed via a manual up/over garage door. Providing power and lighting. Hosting excellent scope to be utilised into further living accommodation, if required. Subject to relevant approvals. Open-access through to the workshop space.

22'3 x 8'7 (6.78m x 2.62m)

#### WORKSHOP SPACE:

Accessed via a wooden single glazed rear personnel door, via the rear garden. Ensuring sufficient working space, or scope to be utilised into further living accommodation, within the garage. If required. Subject to approvals.

8'5 x 7'8 (2.57m x 2.34m)

#### ATTACHED EXTERNAL STORE:

Located within the rear garden. Attached to the garden room. Accessed via a secure uPVC external door. Providing sufficient external storage options.

6'8 x 3'10 (2.03m x 1.17m)

#### EXTERNALLY:

The front aspect is greeted with a small resin driveway. Providing off-street parking for a small vehicle. Giving access into the attached garage. A wrought-iron left sided personnel access gate opens onto a resin pathway, leading to the rear lobby and entrance door. Located on the side elevation. The front garden is laid to lawn, with partial picket fencing and a low-level walled front boundary. The well-appointed and fully enclosed rear garden is primed and ready for you to inject your own personality. The garden WILL BE LAID TO LAWN. Prior to completion. There is a wrap-around resin pathway and seating area, directly from the garden room. The pathway leads to the attached workshop. A range of established trees and bushes. There is an outside tap, three external up/ down 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 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: 1,650 Square Ft.

Measurements are approximate and for guidance only.

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

#### Council Tax: Band 'C'

#### Local Authority:

Newark & Sherwood District Council.

#### EPC: Energy Performance Rating: 'D'

Please note this certificate is still valid but was completed prior to the vendor made improvements to the property.





### Local Information & Amenities:

This property is conveniently located in a highly sought after residential location, within close proximity and 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 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, 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>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	