



Weaver Avenue, Newark
OIRO £260,000



Weaver Avenue

Newark

Enjoying a pleasant position in the modern development of Middlebeck, this superb detached home oozes quality with a delightful landscaped rear garden, as well as fitted shutters throughout.

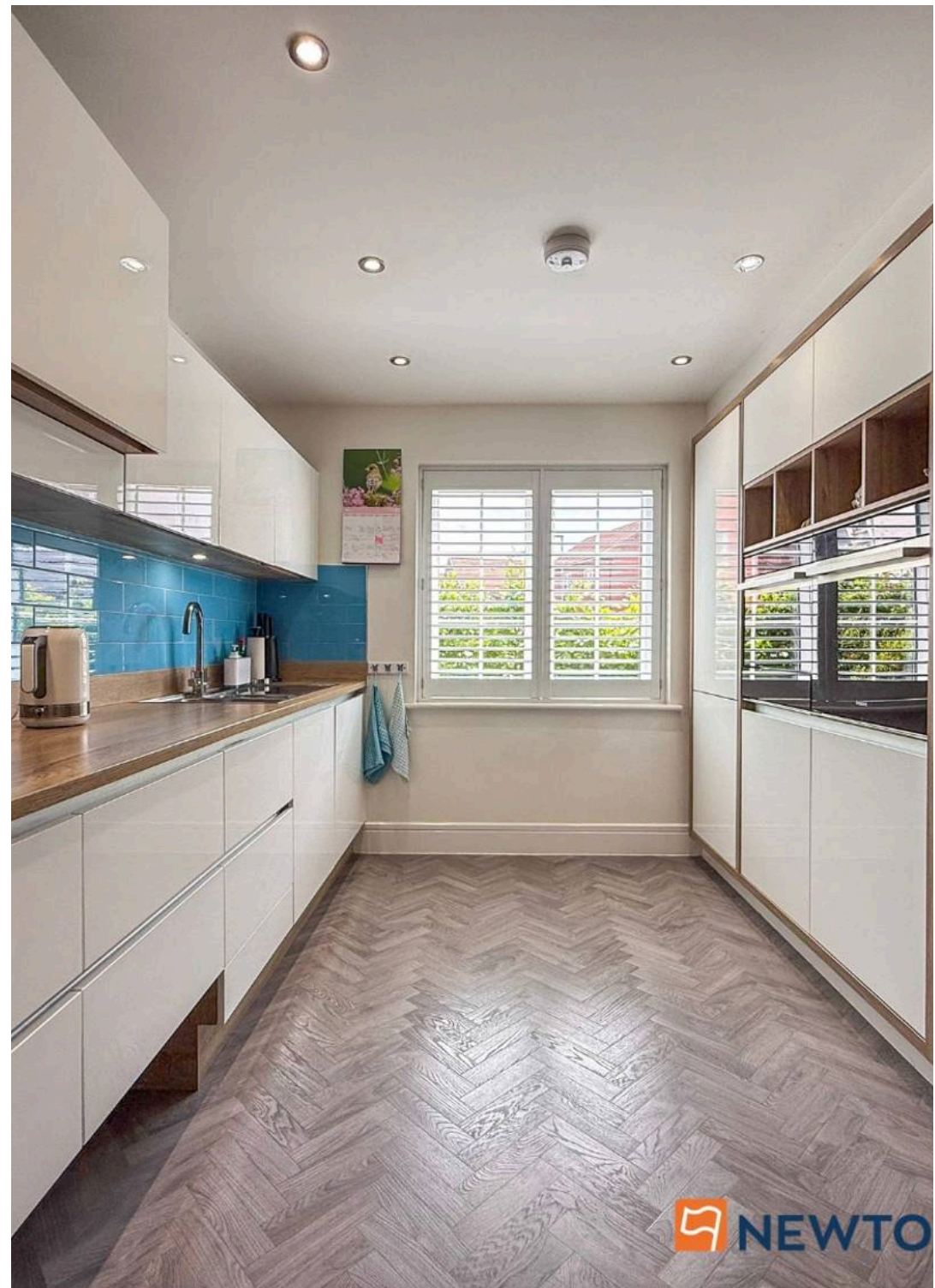
The property benefits from brilliant access to the A1 and A46 with the new connecting Middlebeck Way road, as well as ease of access in to Newark town centre. The property's immaculate accommodation comprises to the ground floor: inviting entrance hall with useful cloak cupboard, W/C, useful utility cupboard and a full open plan space with designated areas to include a spacious lounge with French doors to the rear garden and a marvellous dining kitchen that benefits from a range of appliances to include a gas hob, electric oven, microwave with grill, integrated dishwasher and fridge/freezer. The first floor has a welcoming landing space and gives access to the family bathroom suite, and three well-proportioned bedrooms, two of which having fitted wardrobes and the main bedroom having a quality ensuite shower room.

Outside, this home enjoys a driveway to the right hand side of the property with tandem parking for two vehicles. The rear garden has been tastefully landscaped with a generous paved seating area, with further gravelled areas and a mixture of plants/shrubs to borders, giving the garden a real sense of vibrancy. Other features of this home include gas central heating, UPVC double glazing and remains under an NHBC warranty.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B





Entrance Hall

5' 7" x 4' 5" (1.70m x 1.35m)

Ground Floor WC

7' 8" x 5' 1" (2.34m x 1.55m)

Dining Kitchen

16' 4" x 13' 7" (4.98m x 4.14m)
maximum measurements

Lounge

16' 4" x 10' 9" (4.98m x 3.28m)

Bedroom One

12' 0" x 9' 0" (3.66m x 2.74m)

Ensuite Shower Room

7' 7" x 4' 6" (2.31m x 1.37m)

Bedroom Two

13' 7" x 9' 0" (4.14m x 2.74m)
maximum measurements



Bedroom Three

9' 0" x 7' 1" (2.74m x 2.16m)

Family Bathroom

7' 4" x 6' 10" (2.23m x 2.08m)
maximum measurements

Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 959 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls, chimney breasts etc and alterations to the floorplan to ensure it is representative of the property's layout. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

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.





Anti-Money Laundering Regulations

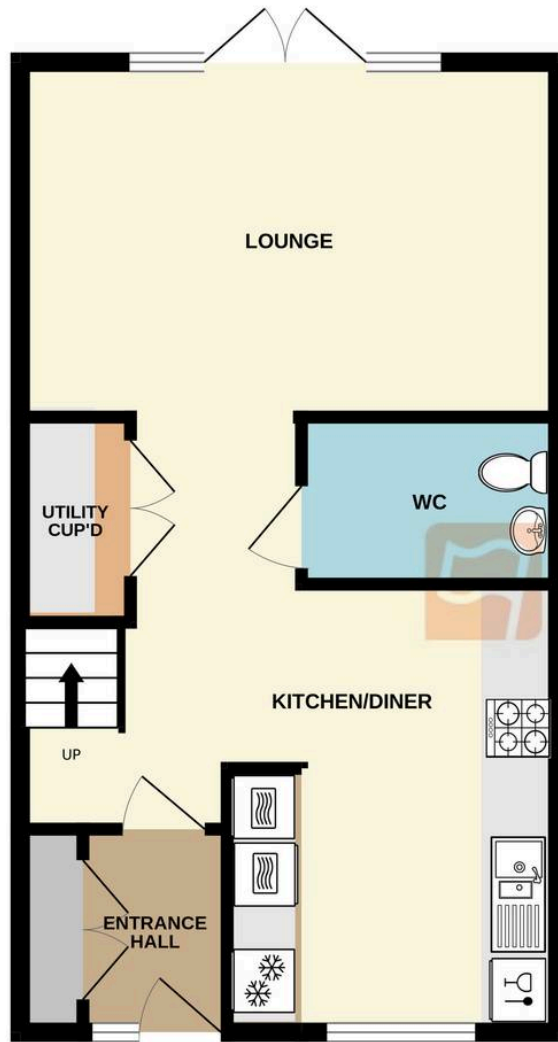
Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

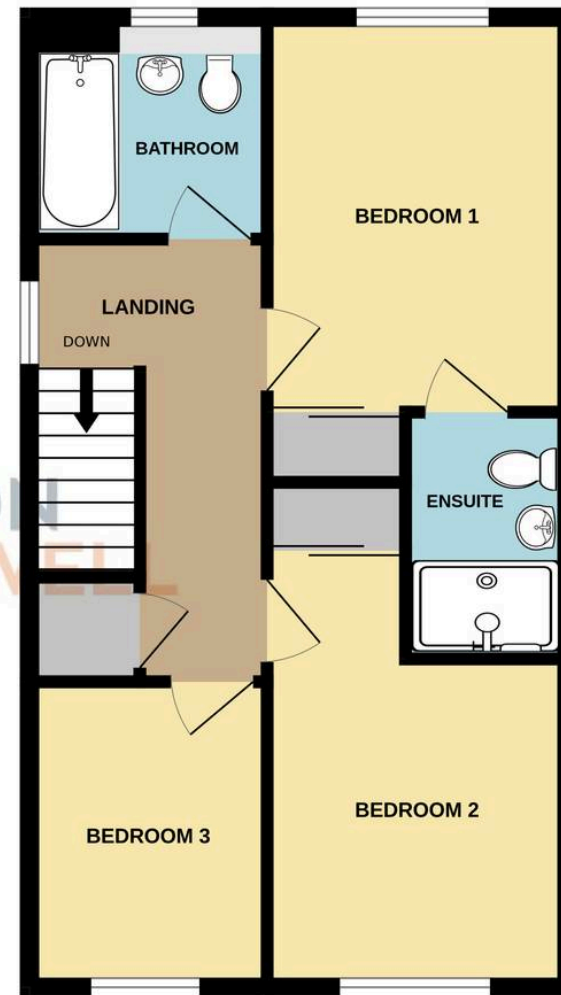
Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.



GROUND FLOOR



1ST FLOOR





Newton Fallowell

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