Charters Drive, Middlebeck, Newark,

4 2 1 B

OLIVER REILLY

Charters Drive, Middlebeck, Newark,

Guide Price £325,000

- MARVELLOUS MODERN DETACHED HOME
- LOVELY CUL-DE-SAC POSITION
- GF W.C & UTILITY ROOM
- INTEGRAL SINGLE GARAGE & MULTI-VEHCILE DRIVEWAY
- EASE OF ACCESS TO MAIN ROADS & AMENITIES
- FOUR WELL-PROPORTIONED BEDROOMS
- WONDERFUL OPEN-PLAN DINING KITCHEN
- EN-SUITE SHOWER ROOM & FOUR-PIECE FAMILY BATHROOM
- IMPRESSIVE EAST FACING LANDSCAPED REAR GARDEN
- EXCELLENT CONDITION! NO CHAIN! Tenure: Freehold. EPC 'B' (84)

AN IMPRESSIVE MODERN DREAM!!!
Welcome to Charters Drive!... One of Middlebeck's most desirable residential cul-de-sac's. Poised for ease of access to an abundance of amenities in Newark and Balderton. Enjoying a variety of idyllic walks and with great connectivity to main road corridors.
This STRIKING & SPACIOUS detached residence stands beautifully in a quiet location and commands a GENEROUS INTERNAL LAYOUT presented to an excellent standard and enhanced by eye-catching contemporary personality!
The FLAWLESS free-flowing accommodation comprises: Inviting entrance hall, a sizeable lounge, OPEN-PLAN DINING KITCHEN. Hosting a range of integrated appliances and French doors out to a lovely seating area. There is a separate utility room and a large ground floor W.C.
The first floor landing leads into a FULLY TILED FOUR-PIECE FAMILY BATHROOM and FOUR EXCELLENT SIZED BEDROOMS. Two of which are enhanced by EXTENSIVE FITTED WARDROBES. The spacious master bedroom is enhanced by an EN-SUITE SHOWER ROOM.
Externally, the quality continues. Greeted with a MULTI-VEHICLE TARMAC DRIVEWAY. Ensuring side-by-side off-street parking, provision for an EV charger and access into an INTEGRAL SINGLE GARAGE. Equipped with power, lighting and great scope be to utilised into additional living accommodation. Subject to relevant approvals.
The MAGNIFICENT & TASTEFULLY LANDSCAPED EAST FACING REAR GARDEN is a joy to behold!.. A huge bonus to the property! Cleverly created for MINIMAL MAINTENANCE & MAXIMUM ENJOYMENT! Hosting room for the whole family and a superb paved outdoor entertainment area.
Additional benefits of this IMPECCABLY PRESENTED modern masterpiece include uPVC double glazing, gas central heating, via a 'NEST' system and a high energy efficiency rating (EPC 'B').
Create your next chapter, right HERE!.. Showcasing seamless STYLE & CLASS from the moment you step inside! Marketed with NO ONWARD CHAIN!!!

ENTRANCE HALL: 13'4 x 6'7 (4.06m x 2.01m)

GENEROUS LOUNGE: 16'5 x 10'3 (5.00m x 3.12m)

OPEN-PLAN DINING KITCHEN: 19'10 x 11'5 (6.05m x 3.48m)
Max measurements provided.

UTILITY ROOM: 5'11 x 5'6 (1.80m x 1.68m)

GROUND FLOOR W.C: 5'7 x 4'2 (1.70m x 1.27m)

FIRST FLOOR LANDING: 10'1 x 9'7 (3.07m x 2.92m)
With loft hatch access point. Providing a pull-down ladder, extensive boarding for storage and lighting. Max measurements provided.

MASTER BEDROOM: 12'9 x 10'4 (3.89m x 3.15m)
Hosting extensive fitted wardrobes and access into an en-suite shower room.

EN-SUITE SHOWER ROOM: 6'7 x 6'5 (2.01m x 1.96m)
Max measurements provided.

BEDROOM TWO: 12'8 x 8'4 (3.86m x 2.54m)
Hosting extensive fitted wardrobes. Max measurements provided.

BEDROOM THREE: 13'2 x 9'10 (4.01m x 3.00m)
Max measurements provided.

BEDROOM FOUR: 10'3 x 8'6 (3.12m x 2.59m)
Max measurements provided.

FOUR-PIECE FAMILY BATHROOM: 8'2 x 6'8 (2.49m x 2.03m)

INTERGAL SINGLE GARAGE: 17'9 x 8'7 (5.41m x 2.62m)
Accessed via a manual up/ over garage door. Equipped with power and lighting. Partial eaves boarding for storage. Providing great scope to be utilised into further living accommodation. If required Subject to relevant approvals.

EXTERNALLY:

This attractive modern detached home enjoys a lovely position, at the head of a quiet residential cul-de-sac. The front aspect is greeted with a MULTI-VEHCILE TARMAC DRIVEWAY. Ensuring side-by-side off-street parking and provision for an EV CHARGER (available via separate negotiation). and access into the INTEGRAL SINGLE GARAGE. The front garden is laid to lawn, with a small selection of mature shrubs/ bushes. Access to the entrance porch and front door with external up/ down light. A paved pathway to the left side aspect leads to a secure timber personal gate. The pathway continues down to the TASTEFULLY LANDSCAPED EAST FACING REAR GARDEN. Predominately laid to lawn, with complementary gravelled borders and raised plant beds in both corners. The garden enjoys a SUBSTANTIAL PAVED SEATING/ ENTERTAINMENT AREA. Hosting a perfect space for unwinding and entertaining, with further raised plant beds , an outside tap, two external up/ down lights and a double external power socket. 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 an 'IDEAL' boiler with 'NEST' system, provision for an EV charger 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: 1,360 Square Ft.

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

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'D'

EPC: Energy Performance Rating: 'B' (84)

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 highly sought after residential location, South of Newark Town Centre, with ease of access onto the Flaxley Lane community Park, Gannets day Cafe and Christ Church Infant and Nursery School. Balderton is also within close proximity, providing a wide range of excellent local amenities. 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 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.

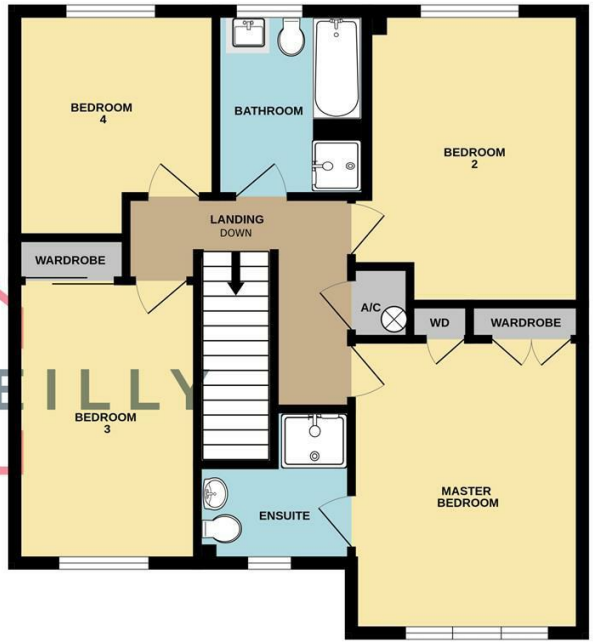
Draft Details-Awaiting Approval:

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.

22

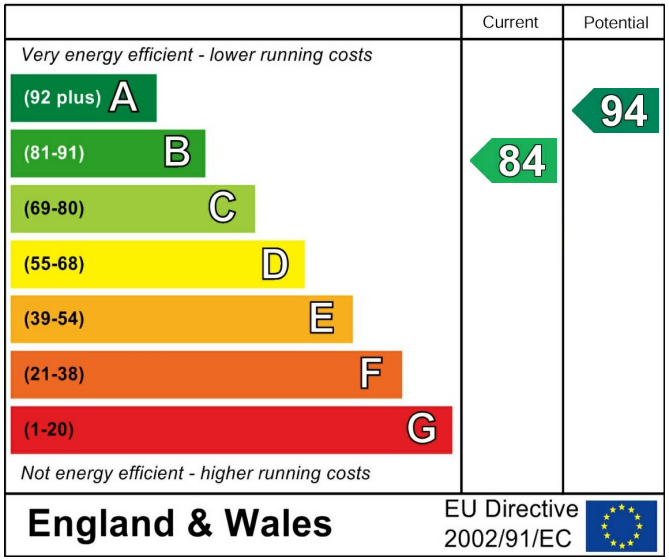
GROUND FLOOR

1ST FLOOR



OLIVER REILLY

Energy Efficiency Rating



4 Middle Gate, Newark, NG24 1AG
T. 01636 558 540 | E. sales@oliver-reilly.co.uk
https://www.oliver-reilly.co.uk

OLIVER REILLY