



Cloverfield Place, Middlebeck, Newark

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 OLIVER REILLY



# Cloverfield Place, Middlebeck, Newark

- SPACIOUS SEMI-DETACHED HOME
- POPULAR & CONVENIENT LOCATION
- GF W.C. FIRST FLOOR BATHROOM & SECOND FLOOR EN-SUITE
- WELL-APPOINTED REAR GARDEN
- uPVC Double Glazing & Gas Central Heating
- ADAPTABLE THREE-STOREY LAYOUT
- FABULOUS 31FT LIVING/DINING KITCHEN
- MULTI-VEHCILE DRIVEWAY & ADDITIONAL SPACE
- EASE OF ACCESS TO MAIN ROADS & AMENITIES
- NO CHAIN! Tenure: Freehold. EPC 'B'

YOUR NEXT CHAPTER STARTS HERE!!! \*\*NO CHAIN!!!

This SMART, STYLISH & SPACIOUS semi-detached threey-storey is very easy on the eye! Promising CONTEMPORARY LIVING AT ITS FINEST. Enjoying an attractive position, set back from the road, in a convenient and central location of Middlebeck. Easily accessible to Newark, Balderton and heaps of excellent on-hand amenities.

Not only is this STAND-OUT SEMI very versatile, it promotes minimal maintenance and maximum appreciation from the outset. The generous and FREE-FLOWING internal layout comprises: Entrance hall, a ground floor W.C, a BRIGHT & AIRY 31FT OPEN-PLAN LIVING/ DINING FAMILY KITCHEN. Packed with a range of integrated appliances, Velux roof-lights and French doors, out to the enclosed rear garden.

The first floor landing hosts an attractive family bathroom and two well-proportioned bedrooms.

An inner hallway/ landing area leads up to a HUGE 25FT MASTER BEDROOM. Enjoying a useful dressing area, four Velux roof-lights, which flood the room with natural light and a STYLISH EN-SUITE SHOWER ROOM.

Externally, the property STANDS PROUD and is met with a MULTI-VEHCILE TANDEM DRIVEWAY to the left side aspect. There is an ADDITIONAL PARKING SPACE directly in front of the house, to enhance parking flexibility!

The well-appointed rear garden is an ideal blank canvas. Ready and waiting for you to MAKE YOUR OWN MARK!

Additional benefits of this well-maintained, neutrally decorated and superbly spacious home include uPVC double glazing, gas central heating, remaining NHBC warranty and a high energy efficiency rating( EPC: B).

FALL IN LOVE AT FIRST SIGHT and make this the home FOR YOU! Available with NO ONWARD CHAIN!!



# Guide Price £250,000



|                                 |                             |
|---------------------------------|-----------------------------|
| ENTRANCE HALL:                  | 9'2 x 6'5 (2.79m x 1.96m)   |
| GROUND FLOOR W.C:               | 5'6 x 2'8 (1.68m x 0.81m)   |
| CONTEMPORARY KITCHEN SPACE:     | 15'0 x 9'5 (4.57m x 2.87m)  |
| OPEN-PLAN LIVING/ DINING SPACE: | 16'2 x 12'8 (4.93m x 3.86m) |
| FIRST FLOOR LANDING:            | 10'9 x 2'10 (3.28m x 0.86m) |
| BEDROOM TWO:                    | 12'10 x 9'6 (3.91m x 2.90m) |
| Max measurements provided.      |                             |
| BEDROOM THREE:                  | 9'5 x 6'3 (2.87m x 1.91m)   |
| FAMILY BATHROOM:                | 6'4 x 6'3 (1.93m x 1.91m)   |
| UPPER HALL/LANDING:             | 6'4 x 5'2 (1.93m x 1.57m)   |
| MASTER BEDROOM:                 | 24'7 x 13'1 (7.49m x 3.99m) |
| Max measurements provided.      |                             |
| EN-SUITE SHOWER ROOM:           | 6'9 x 6'9 (2.06m x 2.06m)   |

**EXTERNALLY:**

The property occupies a delightful residential position. Set back from the road. The front aspect provides a paved pathway leading to the entrance door with external up/ down light. The front garden is well-maintained, enjoying a range of mature bushes and shrubs. The left side aspect hosts a TARMAC MULTI-CAR TANDEM DRIVEWAY. Ensuring off-street parking for two vehicles. There is an ADDITIONLA PARKING SPACE located in front of the house. The driveway has access to the concealed gas/ electricity meters. A secure timber gate opens into the WELL-APPOINTED and fully enclosed rear garden. A perfect external space for the whole family! Leaving much to your imagination to make your own! The garden is extensively laid to lawn, with a small paved patio, directly accessed from the French doors in the ground floor living area. There is an outside tap, 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: 1,065 Square Ft.**  
Measurements are approximate and for guidance only.

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

**Local Authority:**  
Newark & Sherwood District Council.

**Council Tax: Band 'B'**

**EPC: Energy Performance Rating: "**  
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 to the 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.

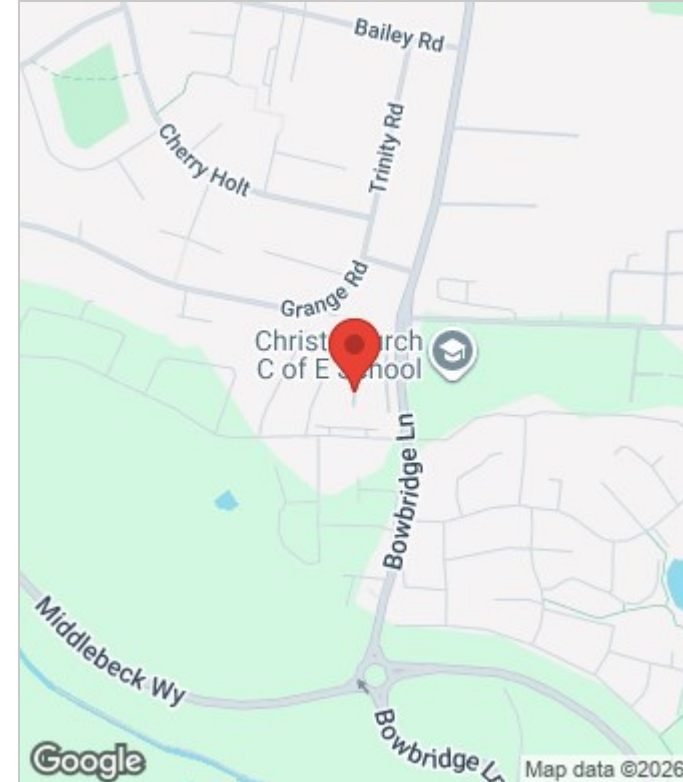
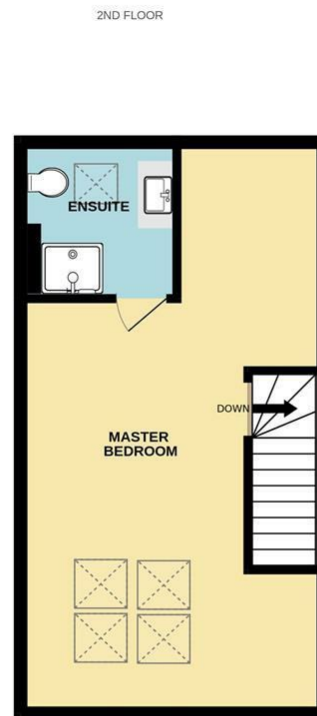
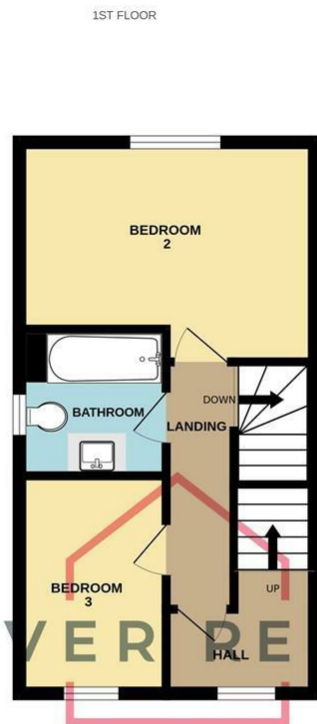
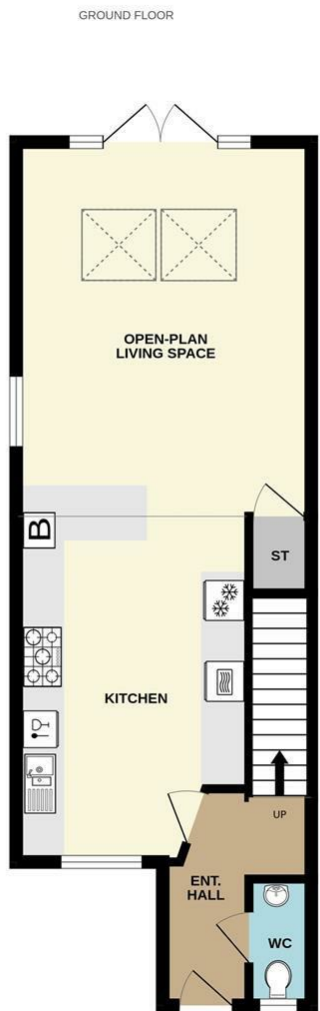
**Money Laundering Regulations:**  
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

**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.

**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>95</b> |
| (81-91) <b>B</b>                            | <b>85</b> |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</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

