



Carlton Road Newark

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OLIVER REILLY




Carlton Road, Newark

- IMMACULATE SEMI-DETACHED HOME
- CONVENIENT LOCATION! CLOSE TO AMENITIES!
- STYLISH MODERN KITCHEN/DINER
- EXTENSIVE FRONTAGE WITH GATED DRIVEWAY
- MODERN uPVC Double Glazing & Gas Central Heating
- THREE SIZEABLE BEDROOMS
- LARGE DUAL-ASPECT LOUNGER/DINER
- ATTRACTIVE CONTEMPORARY BATHROOM
- WELL-APPOINTED & LOW-MAINTENANCE REAR GARDEN
- SUPERBLY PRESENTED! Tenure: Freehold. EPC 'C'

Guide Price: £190,000-£200,000. FEELS LIKE HOME...!

This impressive and well-proportioned semi-detached home screams the epitome of QUALITY THROUGHOUT! Having been thoughtfully enhanced both inside and out to create a magnificent home, that boasts a HIGH SPECIFICATION and excellent finish, enhanced by a WEALTH OF WARMTH from the moment you step inside! The property benefits from replacement uPVC double glazing throughout, a modern boiler/ heating system and an attractive contemporary design.

The copious internal layout comprises: Inviting entrance hall, with walk-in storage cupboard, a GENEROUS DUAL-ASPECT LIVING ROOM with feature fireplace and complementary decorative beamed ceiling. The eye-catching MODERN FITTED DINING KITCHEN is the hub of the home, with ample storage and integrated appliances. The first floor hosts THREE GREAT SIZED BEDROOMS and a CONTEMPORARY FAMILY BATHROOM.

Externally, the property occupies a large plot, greeted via a gated driveway. The large front garden holds scope to be utilised into additional parking options, if required.

The WELL-APPOINTED REAR GARDEN has been superbly landscaped with a paved seating area. Hosting a great family-sized space, to be appreciated all year round!

Additional benefits of this fabulous family home include uPVC double glazing, gas central heating via a 'HIVE' system and complementary oak internal doors throughout.

TURN THE KEY...and MOVE ON IN... to this handsome home. Ready and waiting for your immediate appreciation!



Guide Price £190,000 - £200,000



ENTRANCE HALL:	6'10 x 5'9 (2.08m x 1.75m)
GENEROUS DUAL-ASPECT LIVING ROOM: Max measurements provided.	19'10 x 11'5 (6.05m x 3.48m)
STYLISH MODERN DINING KITCHEN:	12'6 x 8'10 (3.81m x 2.69m)
FIRST FLOOR LANDING:	12'5 x 2'8 (3.78m x 0.81m)
MASTER BEDROOM:	11'4 x 9'5 (3.45m x 2.87m)
BEDROOM TWO: Max measurements provided.	10'3 x 10'2 (3.12m x 3.10m)
BEDROOM THREE:	9'5 x 9'1 (2.87m x 2.77m)
CONTEMPORARY FAMILY BATHROOM:	6'10 x 6'9 (2.08m x 2.06m)

EXTERNALLY:

The proeprty commands an excellent plot. The front aspect provides dropped kerb vehicular access onto an EXTENSIVE GATED DRIVEWAY. The paved front garden hosts a range of raised plant beds, which could be removed to create additional parking options, if required. Access to the front entrance door and to an outside tap. There are fenced side and rear boundaries. A right sided personal gate opens into the WELL-APPOINTED LANDSCAPED REAR GARDEN. Predominantly laid to lawn, with raised gravelled borders. Enjoying a large paved seating area from the uPVC double glazed rear external door in the dining kitchen. There is hard-standing/ provision for a large garden shed. Double external power socket, security light, fully fenced side and rear boundaries.



Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a modern combination boiler via a 'HIVE' heating system 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: 808 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 'A'

EPC: Energy Performance Rating: 'C' (71)

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 popular 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 marketplace 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.

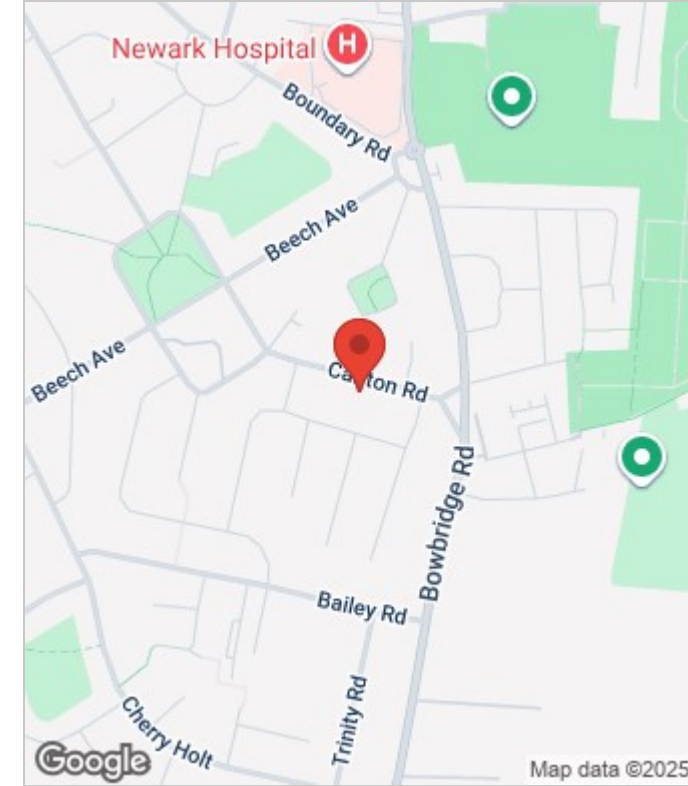




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 