



Charters Drive, Middlebeck
Guide Price £400,000 to £405,000



Charters Drive

Middlebeck, Newark

Occupying a delightful tucked-away position within a quiet cul-de-sac in the heart of the highly regarded modern development of Middlebeck, this impressive executive-style detached home offers spacious and versatile accommodation, making it an ideal choice for the modern family.

The property is further enhanced by a DETACHED DOUBLE GARAGE, generous driveway providing ample off-street parking, and a landscaped rear garden.

The well-presented accommodation begins with an inviting entrance hallway, complete with useful understairs storage, leading to a convenient ground floor WC, a large dual-aspect lounge and a separate home office, which could equally be utilised as a playroom, study or additional reception space. At the heart of the home is the impressive living/dining kitchen, providing a superb space for both everyday family life and entertaining.

The kitchen enjoys a delightful vaulted ceiling with two skylights, French doors opening onto the rear garden and a comprehensive range of integrated appliances including a four-ring gas hob, double electric oven, fridge/freezer and dishwasher. A connecting utility room provides further practical space with provision for a washer/dryer.

To the first floor are four well-proportioned bedrooms and a family bathroom. The main bedroom benefits from fitted wardrobes and a stylish en-suite shower room, providing a comfortable and private retreat.





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Outside, the property occupies a particularly pleasant position within the cul-de-sac. A generous tarmac driveway provides parking for multiple vehicles and leads to the detached double garage, while the remainder of the frontage has been attractively landscaped with planted borders and areas of lawn.

The rear garden has been thoughtfully landscaped to create an attractive and low-maintenance outdoor space, featuring established planted borders, a paved pathway and several paved seating and entertaining areas with a feature pergola.

Further benefits include gas central heating, UPVC double glazing and the remaining benefit of an NHBC warranty, providing additional peace of mind for the new owner. An excellent family home offering generous accommodation, superb entertaining space and fantastic parking provision, all within a popular modern development.

The Interactive Property Report can be viewed on the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, and On The Market. FURTHER MATERIAL INFORMATION FOR THIS PROPERTY can be found within the report and includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

Entrance Hall

14' 7" x 6' 8" (4.45m x 2.03m)
maximum measurements

Ground Floor WC

5' 11" x 4' 0" (1.80m x 1.22m)

Lounge

23' 2" x 11' 3" (7.06m x 3.43m)

Home Office/Bedroom Five

10' 2" x 9' 0" (3.10m x 2.74m)

Living/Dining Kitchen

17' 3" x 14' 7" (5.26m x 4.45m)
maximum measurements

Utility Room

5' 10" x 5' 3" (1.78m x 1.60m)

Bedroom One

13' 2" x 11' 6" (4.01m x 3.50m)
maximum measurements

Ensuite Shower Room

7' 5" x 4' 8" (2.26m x 1.42m)

Bedroom Two

13' 8" x 12' 2" (4.17m x 3.71m)
maximum measurements

Bedroom Three

12' 1" x 10' 8" (3.68m x 3.25m)
maximum measurements

Bedroom Four

9' 9" x 9' 8" (2.97m x 2.95m)
maximum measurements

Family Bathroom

6' 7" x 6' 3" (2.01m x 1.91m)

Double Garage

17' 6" x 17' 0" (5.33m x 5.18m)



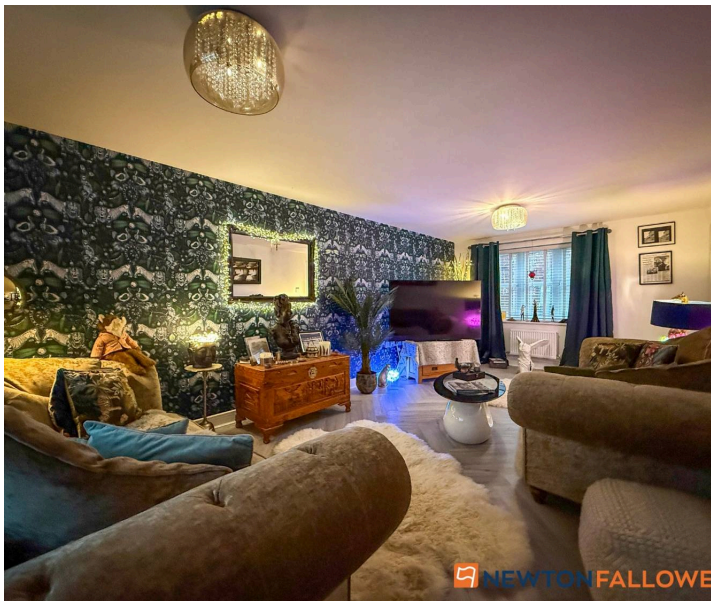


Newark

A traditional market town that benefits from its excellent location, situated just off the A1 and A46 between the cities of Nottingham and Lincoln and having 2 railway stations including Northgate Station which is on the east coast Main line offering commuters and shoppers easy access to London. The town is full of character with its bustling traditional cobbled market square and ruins of Newark castle that date back to 1123. Newark boasts a wealth of successful independent shops and boutiques, as well as a wide range of national chains. The town also offers an array of restaurants and cafes, a theatre and a multi-screen cinema. Newark is also a hub for antique enthusiasts, with its various antique shops and regular antique fairs held at the nearby Newark Showground.

Services

Mains gas, electricity, water and drainage are connected.

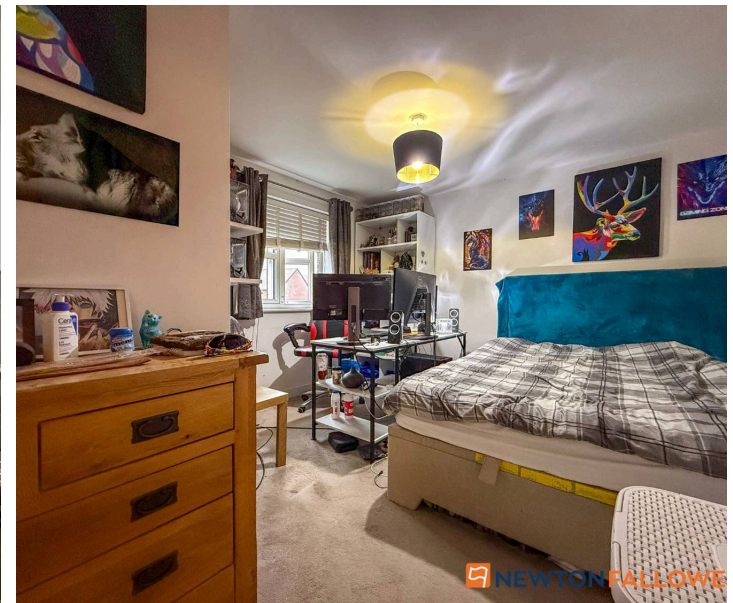
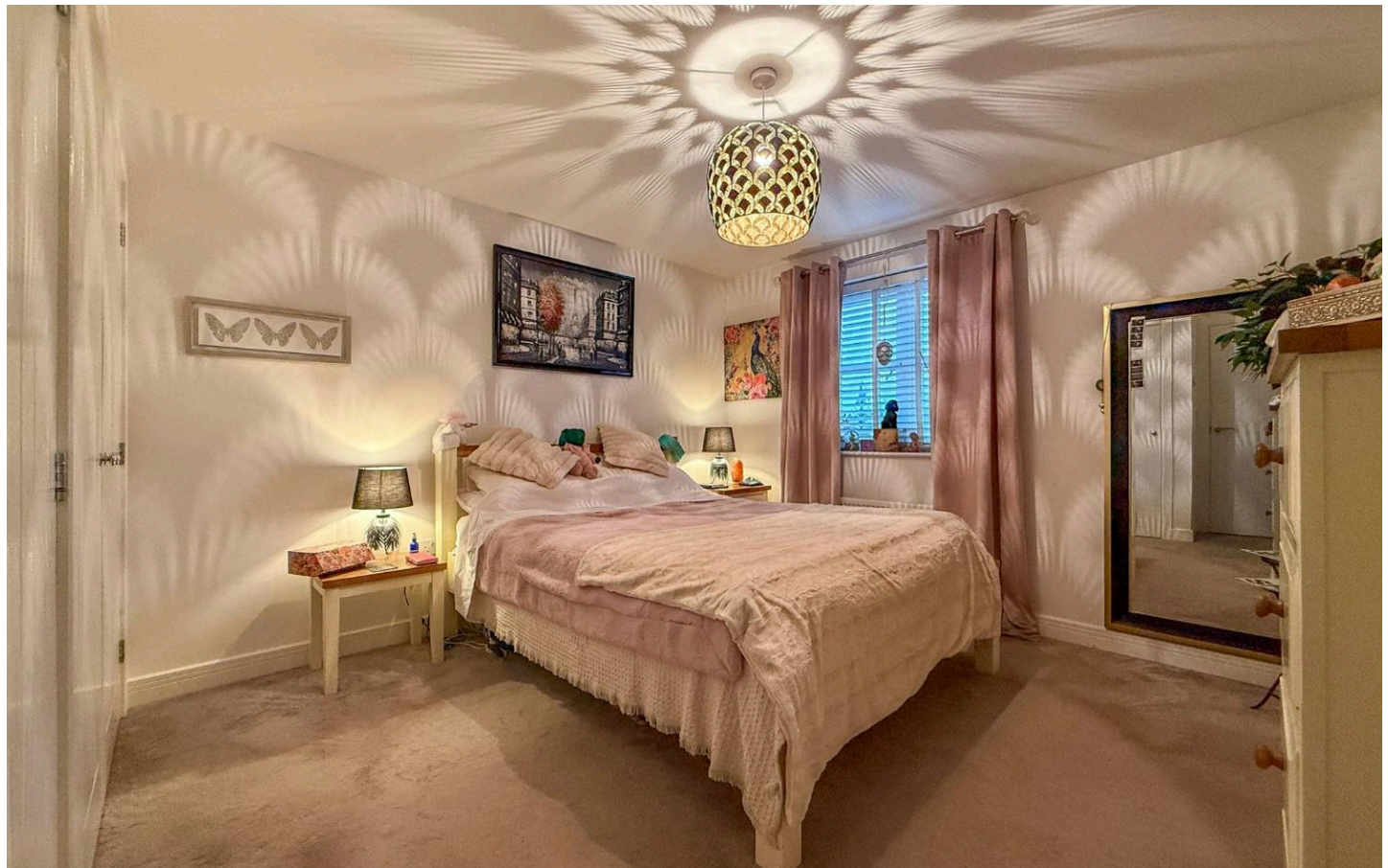


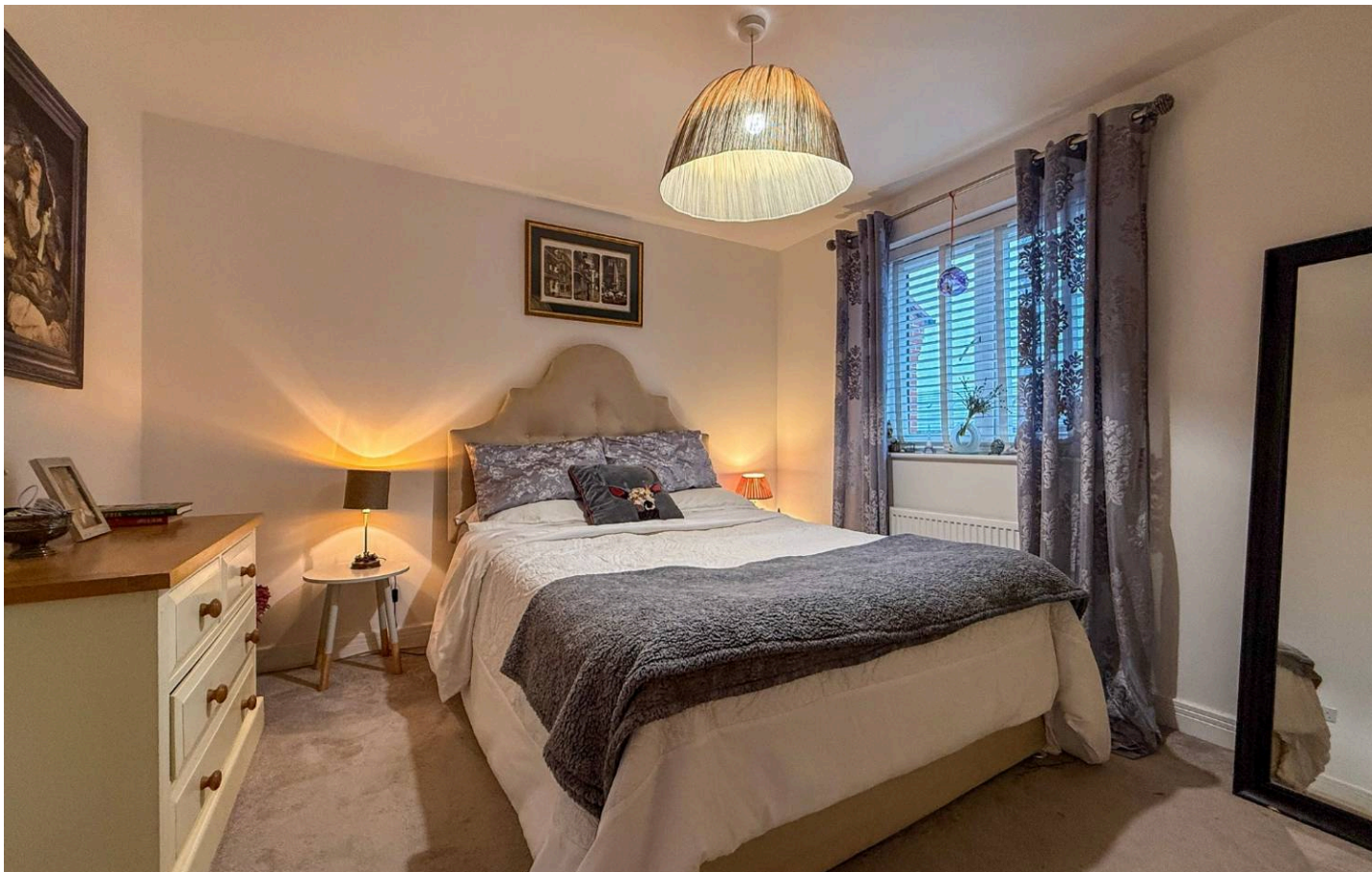
Square Footage

The square footage for this property is approximately 1,793 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.



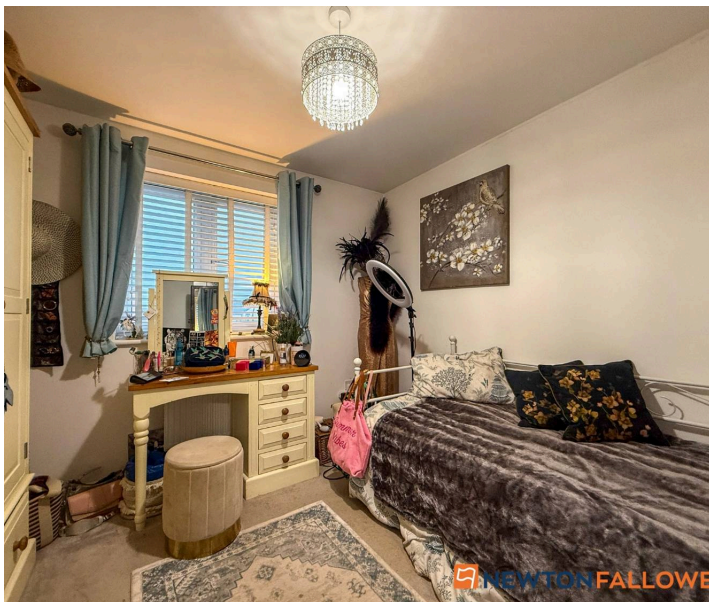


Anti-Money Laundering Regulations

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.

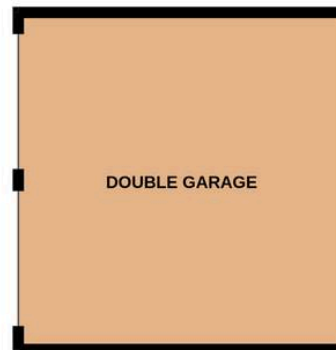
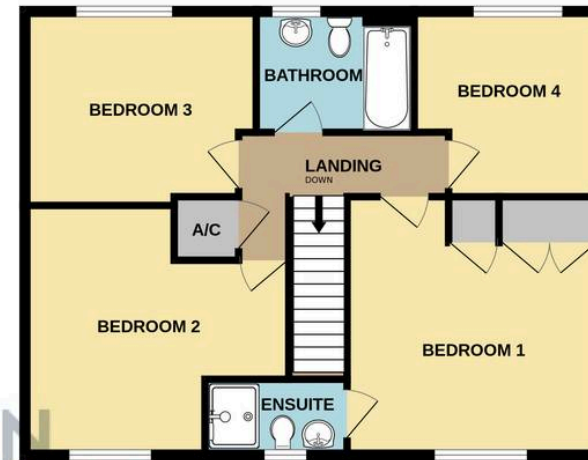




GROUND FLOOR



1ST FLOOR





Newton Fallowell

Newton Fallowell, 12-14 Middle Gate - NG24 1AG

01636 706444 · newark@newtonfallowell.co.uk · www.newtonfallowell.co.uk/newark

 **NEWTON FALLOWELL**