
Boundary Road, Newark
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OLIVER REILLY



Boundary Road, Newark

Guide Price £200,000 - £210,000

- SPECTACULAR SEMI-DETACHED HOME
- TWO LARGE DUAL-ASPECT RECEPTION ROOMS
- STUNNING 18FT BREAKFAST KITCHEN
- IMPRESSIVE DETACHED HOME OFFICE
- TANDEM GRAVELLED DRIVEWAY TO THE FRONT
- TWO DOUBLE BEDROOMS WITH FITTED WARDROBES
- POPULAR CENTRAL POSITION- CLOSE TO TOWN & AMENITIES
- CONTEMPORARY FIRST FLOOR BATHROOM
- BEAUTIFULLY LANDSCAPED PRIVATE GARDEN
- IMPECCABLE PRESENTATION & NO CHAIN! Tenure: Freehold. EPC 'D'

Guide Price: £200,000-£210,000. SPECIAL, SPECTACULAR & SEMI-DETACHED!

It doesn't get much better than this!

Impeccably presented & incredibly easy on the eye, this amazing period semi-detached home stands proudly in a highly sought-after central location, close to the town centre, Sconce & Devon Park & excellent amenities.

BRIGHT, AIRY & FULL OF CONTEMPORARY CHARM this wonderful residence has been THOUGHTFULLY TRANSFORMED & finished to an exceptionally high standard. From the moment you arrive, the home's character, personality and ATTENTION TO DETAIL are immediately apparent!

Beyond its impressive presentation, the property offers a SMART & SURPRISINGLY SPACIOUS layout, extending to almost 1,000 sq ft. The welcoming entrance hall leads into a generous dual-aspect, bay-fronted lounge, complete with an inset log burner.

The separate DUAL-ASPECT sitting/dining room is equally impressive in size, before you are drawn into the true HEART OF THE HOME! A FABULOUS 18FT BREAKFAST KITCHEN! With a range of integrated appliances & enhanced by TWO SETS OF FRENCH DOORS opening onto the garden. This clever design creates a wonderful connection between the indoor and outdoor spaces!

Heading upstairs, the generous proportions continue, with TWO EXCELLENT DOUBLE BEDROOMS- Both with fitted wardrobes, alongside a STYLISH, LUXURIOUS & MODERN BATHROOM.

Externally, the property continues to impress. A MULTI-VEHICLE TANDEM DRIVEWAY provides ample off-road parking & leads to the wonderful rear garden.

This is a TRUE HIDDEN OASIS! offering an impressive degree of privacy, filled with colour & charm. Beautifully established yet relatively low maintenance, it provides a fantastic outdoor space in which to relax.

THE SURPRISES DON'T STOP THERE!... Boasting an impressive DETACHED HOME OFFICE! Complete with attached external store Offering excellent versatility to suit a variety of uses.

Where CONTEMPORARY STYLE & CHARACTER COMBINE! This exceptional home will tick all your boxes!







ENTRANCE HALL: 4'6 x 2'10 (1.37m x 0.86m)

GENEROUS BAY-FRONTED LOUNGE WITH LOG BURNER: 15'3 x 10'10 (4.65m x 3.30m)

SPACIOUS DUAL-ASPECT SITTING/DINING ROOM: 15'3 x 11'4 (4.65m x 3.45m)

STUNNING BREAKFAST KITCHEN: 18'7 x 7'10 (5.66m x 2.39m)
A Fabulous modern space. Enhanced with an integrated medium height oven, four ring induction hob, fridge freezer, dishwasher and washing machine.

LOVELY FIRST FLOOR LANDING: 7'8 x 5'9 (2.34m x 1.75m)

GENEROUS MASTER BEDROOM: 15'4 x 10'10 (4.67m x 3.30m)
A large DOUBLE BEDROOM with fitted storage cupboard and fitted wardrobe.

BEDROOM TWO: 11'4 x 7'3 (3.45m x 2.21m)
A further DOUBLE BEDROOM enhanced by a fitted wardrobe.

CONTEMPORARY FIRST FLOOR BATHROOM: 8'5 x 7'8 (2.57m x 2.34m)

DETACHED HOME OFFICE: 9'2 x 7'2 (2.79m x 2.18m)
Constructed with breeze-block walls, timber cladding and a sloping fibreglass roof, this impressive garden room features a covered entrance canopy and inset external lighting. Access is provided via an anthracite grey uPVC double-glazed sliding door, complemented by anthracite grey uPVC double-glazed windows to the front and right-side elevations.

Internally, the room benefits from complementary laminate flooring, power and lighting with USB connectivity points, as well as underfloor heating. Offering a versatile and comfortable additional living space, it could be used for a variety of purposes, including as a home office, gym or relaxation area. The garden room also benefits from an attached external store to the left hand side.



ATTACHED EXTERNAL STORE: 7'2 x 3'3 (2.18m x 0.99m)
Hosting useful external storage space.

EXTERNALLY:
This handsome character home is positioned in a well-regarded and convenient central location, close to the town centre and excellent access to the main road network. The front of the property is approached via a dropped kerb providing vehicular access onto a generous multi-vehicle gravelled driveway. The well-tended front garden is predominantly gravelled and features established shrubs, with a wall forming the left-hand/ front boundaries and fencing to the right.

A complementary paved pathway leads to the side entrance door, with two external wall lights. A wooden pedestrian gate at the end of the driveway provides access through to the beautifully presented rear garden. Presenting an idyllic external escape. Predominantly laid to artificial lawn and significantly enhanced by a wonderful variety of mature planted borders, incorporating a mixture of complementary plants, bushes, shrubs and Acer trees. The garden provides several secluded seating areas, creating a variety of peaceful spaces in which to relax and entertain.

At the far end of the garden is the impressive detached home office, offering excellent versatility and making an ideal space for working from home, hobbies or a variety of alternative uses. There is also an additional paved seating area in front of the home office, with an outside tap, external power socket and security light. There are also a range of additional external wall lights. The rear garden enjoys an excellent degree of privacy and is enclosed by fully fenced side and rear boundaries, making this a particularly attractive and secluded outdoor space to appreciate all year round.

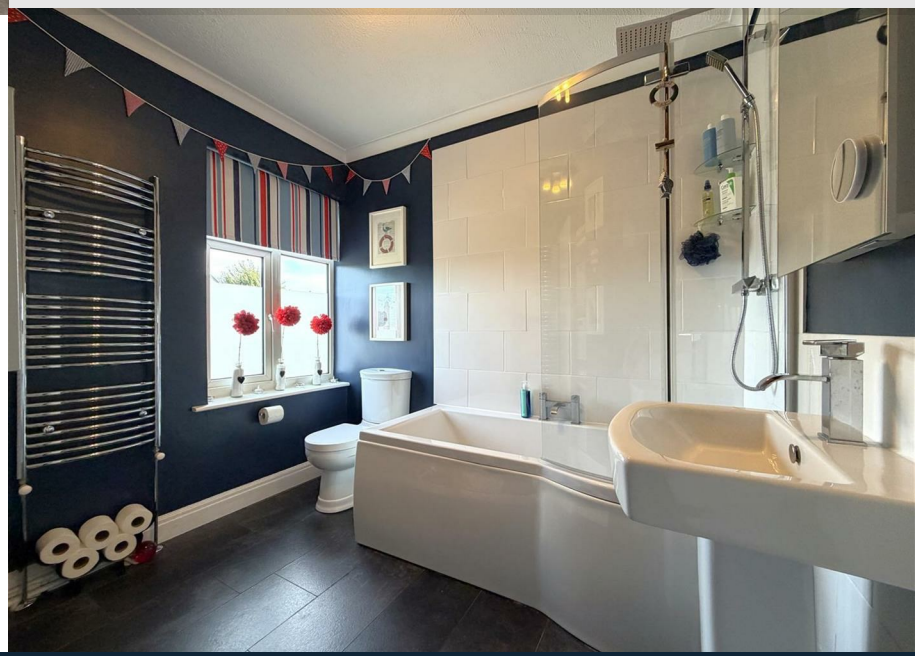
Approximate Size: 915 Square Ft.
Measurements are approximate and for guidance only.

Services:
Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a 'BAXI' combination boiler, installed in 2020, uPVC double glazing throughout and a functional alarm system.
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.

Tenure: Freehold.
Sold with vacant possession on completion.

Local Authority:
Newark & Sherwood District Council.

Council Tax: Band 'B'



EPC: Energy Performance Rating: 'D'

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, 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 for ease of access into Newark-on-Trent (approx. 1.2 miles away). The property is positioned on one of the towns most sought after streets, with excellent access onto the popular Sconce & Devon Park with lots of greenery to enjoy. The town itself offers many tourist attractions and many events taking place at 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 Northgate station. There is also access to Lincoln and Nottingham via Newark Castle train station.

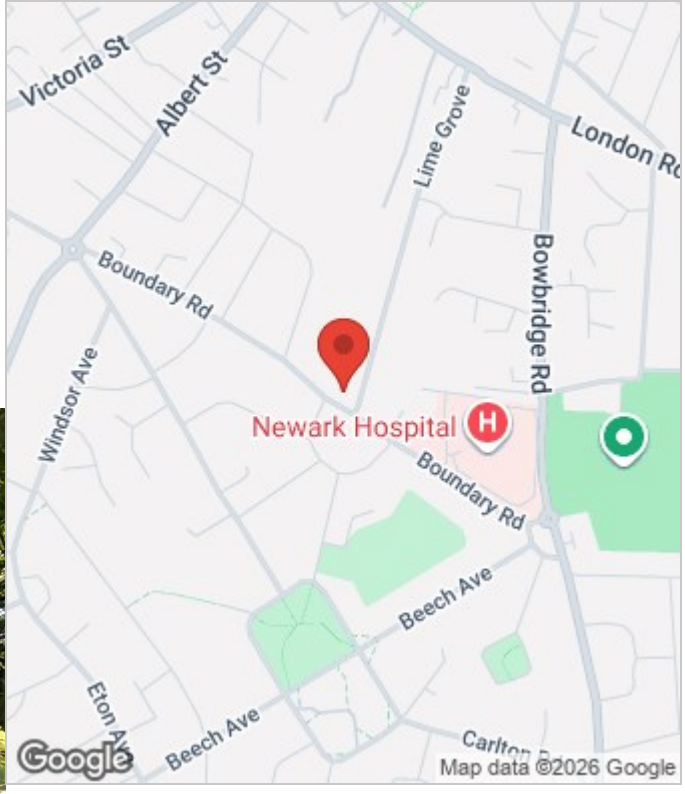


Viewing Arrangements:
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

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.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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