Charters Drive, Middlebeck, Newark

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OLIVER REILLY

Charters Drive, Middlebeck, Newark

Asking Price: £200,000

- CONTEMPORARY SEMI-DETACHED HOME
- LOVELY MODERN CUL-DE-SAC
- STYLISH DINING KITCHEN WITH INTEGRATED APPLIANCES
- WELL-APPOINTED REAR GARDEN
- TARMAC DRIVEWAY FOR TWO VEHICLES
- THREE BEDROOMS
- GROUND FLOOR W.C. FIRST FLOOR BATHROOM & EN-SUITE
- DINING AREA WITH FRENCH DOORS
- EASE OF ACCESS TO MAIN ROADS & AMENITIES
- NO CHAIN! Tenure: Freehold. EPC 'B'

AN INVITING SPACE THAT FEELS LIKE HOME!

Occupying a superb position within one of Middlebeck's most desirable and peaceful residential cul-de-sacs, this stylish and modern semi-detached home is ideally located close to local amenities, popular walking routes and excellent transport links.

If you're looking for a contemporary home that's READY FOR YOU TO ADD YOUR OWN PERSONAL STYLE and finishing touches, then this could be the perfect choice for you! Beautifully maintained throughout, it offers an ideal first-time purchase or an excellent opportunity for those looking to upsize.

The well-designed accommodation comprises: Inviting entrance hall, ground floor W.C, a spacious lounge featuring attractive wall panelling, an inner hallway, and a SUPERB OPEN-PLAN DINING KITCHEN! Fitted with a full range of integrated appliances and French doors opening onto the rear garden, creating a wonderful space for everyday living and entertaining.

To the first floor, there are three well-proportioned bedrooms and a modern family bathroom. The generous principal bedroom benefits from EXTENSIVE FITTED WARDROBES and a stylish EN-SUITE SHOWER ROOM.

Externally, the property enjoys a tarmac driveway providing SIDE-BY-SIDE OFF-STREET PARKING FOR TWO VEHCILES. The well-appointed and fully enclosed rear garden has been thoughtfully designed for low-maintenance living, offering an excellent space for you to relax and entertain, complete with a private paved seating area.

Further benefits of this CRACKING CONTEMPORARY GEM include uPVC double glazing, gas central heating, and an excellent EPC rating of B, ensuring impressive energy efficiency!

There's SPACE TO LIVE & ROOM TO GROW! Step inside and see everything this fantastic home has to offer. Available with NO ONWARD CHAIN!

ENTRANCE HALL:	4'4 x 4'4 (1.32m x 1.32m)
GROUND FLOOR W.C:	4'8 x 3'4 (1.42m x 1.02m)
LOUNGE:	13'10 x 11'5 (4.22m x 3.48m)
Max measurements provided.	
INNER HALL:	3'8 x 3'2 (1.12m x 0.97m)
DINING KITCHEN:	14'10 x 10'8 (4.52m x 3.25m)
Max measurements provided.	
FIRST FLOOR LANDING:	6'7 x 4'0 (2.01m x 1.22m)
MASTER BEDROOM:	10'10 x 10'1 (3.30m x 3.07m)
Max measurements provided up to fitted wardrobes.	
EN-SUITE SHOWER ROOM:	8'1 x 5'1 (2.46m x 1.55m)
Max measurements provided.	
BEDROOM TWO:	10'3 x 7'5 (3.12m x 2.26m)
BEDROOM THREE:	7'4 x 6'9 (2.24m x 2.06m)
FAMILY BATHROOM:	7'4 x 6'2 (2.24m x 1.88m)

EXTERNALLY:

This attractive modern semi-detached home enjoys a lovely position within a quiet residential cul-de-sac, conveniently located close to local amenities and excellent road links.

The front of the property is approached via a paved pathway leading to the entrance door, complete with an external up-and-down light and storm canopy. The front garden is attractively established with a variety of mature shrubs and planted borders, creating an inviting first impression.

A double-width tarmac driveway in front of the house, provides side-by-side off-street parking for up to two vehicles. To the right-hand side, a paved pathway with gravelled borders leads to a secure timber gate, providing access to the enclosed rear garden.

The well-appointed rear garden is predominantly laid to lawn and complemented by raised planted borders, a secluded paved seating area, and hardstanding with provision for a garden shed. Additional features include an outside tap and external up-and-down lighting. Fully enclosed fencing to the side and rear boundaries provides both privacy and security, creating a garden that has been designed for minimal maintenance and maximum enjoyment.

Approximate Size: 735 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 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.

Tenure: Freehold.

Sold with vacant possession on completion.

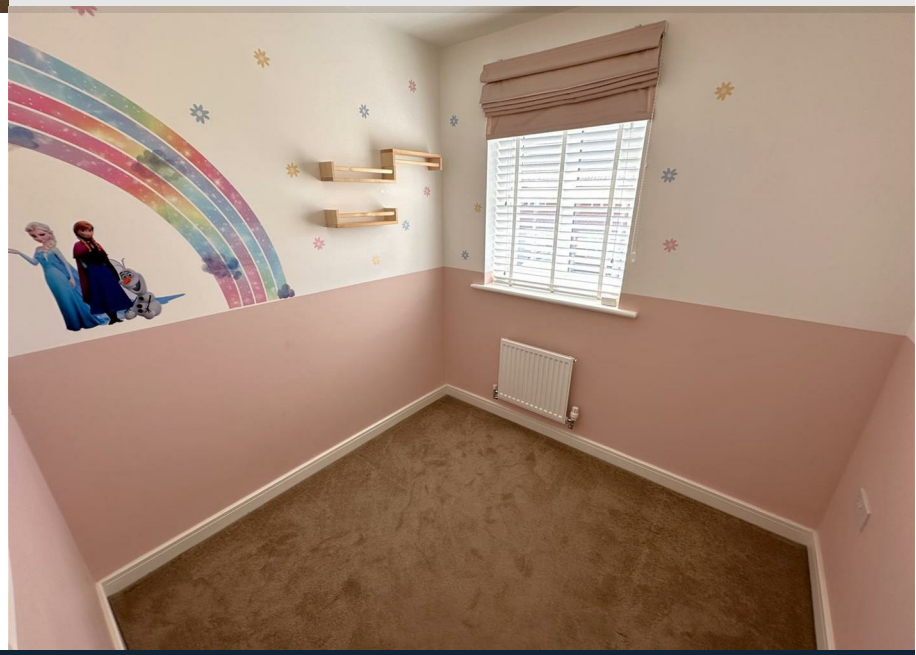
Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'B'

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

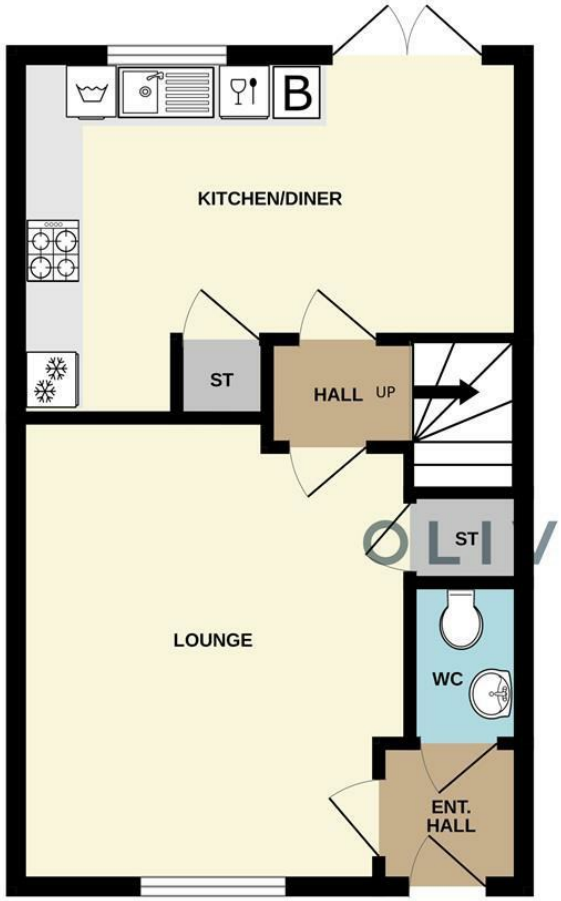
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.



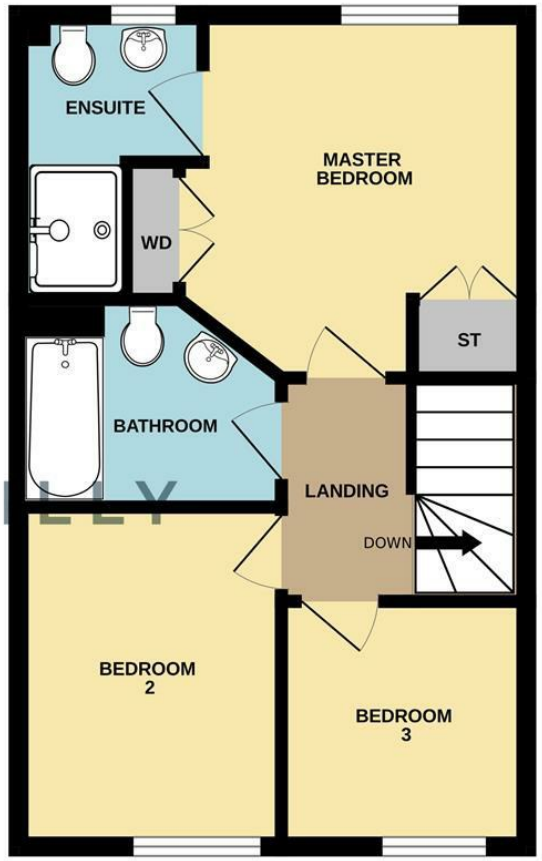
Local Information & Amenities:

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.

GROUND FLOOR



1ST FLOOR



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Viewing Arrangements:

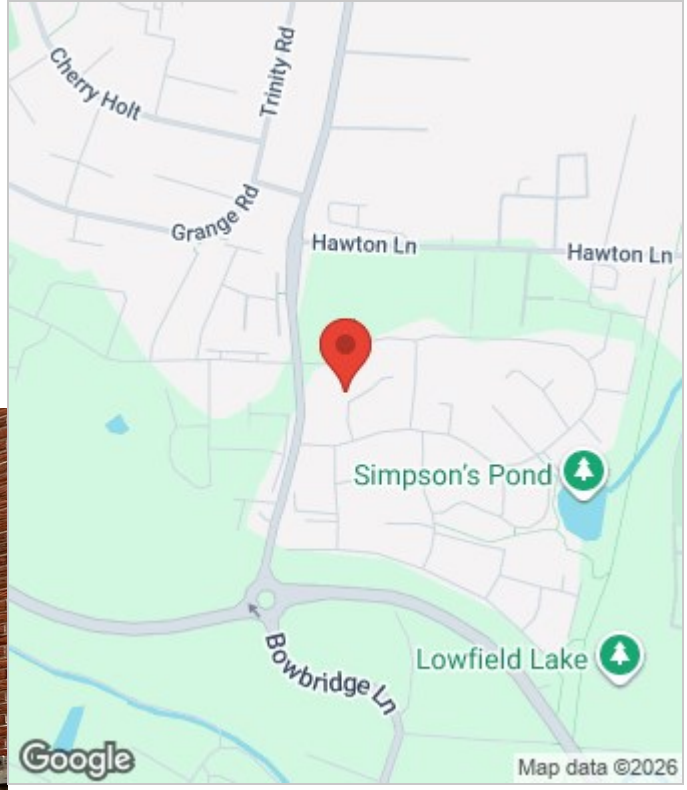
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

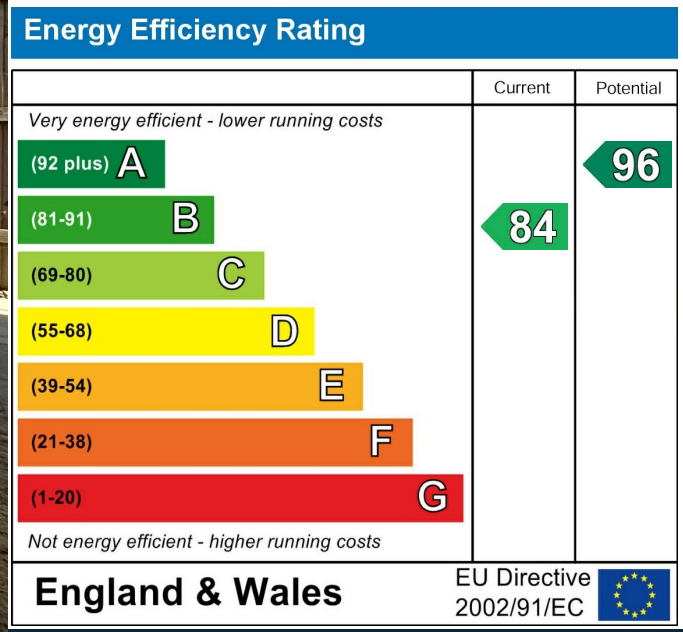
Money Laundering Regulations:

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.





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