


## 8 The Avenues, Lord Hawke Way, Newark, NG24 4FH

**£275,000**

Tel: 01636 611 811

RICHARD & WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

A beautifully presented three-bedroom modern home offering stylish, contemporary accommodation, ideally suited to families, professional couples and those seeking a comfortable, low-maintenance property. The house benefits from gas-fired central heating, uPVC double glazed windows, an attached single garage, off-road parking and an enclosed rear garden.

The accommodation is thoughtfully arranged over two floors and includes an entrance hall with ground floor cloakroom/WC, a spacious open-plan living and dining area extending to over 27 feet and a beautifully appointed contemporary kitchen featuring contrasting navy blue and white units, integrated appliances and a substantial breakfast bar. The dining area has sliding patio doors opening directly onto the rear garden, providing an attractive connection between the indoor and outdoor living spaces.

On the first floor, there are three bedrooms, including a principal bedroom with fitted wardrobes and an en suite shower room, together with a contemporary family bathroom. The property is presented to a high standard throughout, with attractive modern fittings and finishes, including Amtico luxury vinyl flooring to the principal ground floor living areas.

Outside, the property has a driveway providing off-road parking and access to an attached single garage. To the rear is an enclosed garden, principally laid to lawn with a paved patio terrace, providing an ideal space for outdoor dining and relaxation.

The property is situated within a modern residential development in Newark, a historic market town offering an excellent range of shopping, educational and leisure facilities. Newark town centre has a variety of independent shops, caf☎s, restaurants and supermarkets, together with a traditional market square and historic castle. The town is well placed for commuters, with access to the A1 and A46 and railway connections from Newark Northgate to London King's Cross, together with services from Newark Castle station to Nottingham and Lincoln.

## GROUND FLOOR

### STORM PORCH
External storm porch providing shelter to the main entrance.

### ENTRANCE HALL
Composite front entrance door, staircase leading to the first floor with useful storage space beneath.

### CLOAKROOM/WC
14'11 x 2'11 (4.55m x 0.89m)
Fitted with a contemporary white suite comprising low suite WC and wash hand basin. Amtico luxury vinyl flooring.

### STORE ROOM
5'2 x 2'7 (1.57m x 0.79m)
A useful ground floor storage room.

### LIVING/DINING AREA
27'2 x 11'8 (8.28m x 3.56m)



This flexible and spacious living area is open plan to the kitchen, creating a convenient, light and airy living space ideally suited to modern family living. Amtico luxury vinyl flooring, multimedia points including telephone, digital aerial and Sky Q compatibility. UPVC double glazed window to the front elevation. The dining area has uPVC double glazed sliding patio doors opening onto the rear garden.





## KITCHEN AREA
10' x 10'5 (3.05m x 3.18m)



Fitted with a stylish range of contemporary kitchen units comprising navy blue base cupboards and drawers with contrasting white wall cupboards and tall storage units. Quartz-effect working surfaces incorporating an inset composite one-and-a-half bowl sink and drainer with chrome mixer tap. The working surfaces extend to form a substantial breakfast bar with seating for up to three people. Integrated Zanussi electric oven, gas hob with stainless steel extractor hood above and integrated dishwasher. Complementary splashbacks, recessed ceiling spotlights and uPVC double glazed window overlooking the rear garden. Amtico luxury vinyl flooring continuing through from the living and dining areas.

## FIRST FLOOR

## LANDING
With access to the bedrooms, family bathroom and useful storage cupboard.

## STORE ROOM
2'8 x 2'8 (0.81m x 0.81m)
A useful additional storage space.

## BEDROOM ONE
12'10 x 10'1 (3.91m x 3.07m)



A double bedroom with full-height uPVC double glazed window to the front elevation, fitted double wardrobe, multimedia points and central heating radiator.

## ENSUITE SHOWER ROOM
5'10 x 4'3 (1.78m x 1.30m)
(excluding shower recess)



Fitted with a contemporary white suite comprising shower cubicle, wash hand basin and low suite WC. Full-height tiling to the shower area and complementary wall tiling.

## BEDROOM TWO
12'10 x 10' (3.91m x 3.05m)



A further double bedroom with uPVC double glazed window and central heating radiator, fitted double wardrobe with mirror sliding doors.



## BEDROOM THREE
13'4 x 6'11 (4.06m x 2.11m)



A generously proportioned third bedroom with uPVC double glazed window and central heating radiator.

## FAMILY BATHROOM
8'8 x 7'1 (2.64m x 2.16m)



Fitted with a contemporary white suite comprising panelled bath with shower over and glazed shower screen, wash hand basin set within a vanity storage unit and low suite WC. Complementary grey wall tiling to the bath and shower area, tiled flooring, heated towel rail and uPVC double glazed obscure glass window.

## OUTSIDE
To the front of the property is a driveway providing off-road car parking and access to the attached single garage. There is also a front garden area.

## ATTACHED SINGLE GARAGE
19'11 x 10'1 (6.07m x 3.07m)
With a personal entrance door providing access to the rear garden.

## REAR GARDEN
To the rear of the property is an enclosed garden with close-boarded wooden fencing to the boundaries. The garden is principally laid to lawn with a paved patio terrace immediately to the rear of the house, providing an attractive area for outdoor seating and dining.

## SERVICES
Mains water, drainage, electricity and gas are connected to the property. The central heating system is gas-fired.

## TENURE
The property is freehold.

## MORTGAGE
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## POSSESSION
Vacant possession will be given on completion.

## VIEWING
Strictly by appointment with the selling agents.

## COUNCIL TAX
This property comes under Newark & Sherwood District Council Tax Band D.




## The Maplebeck

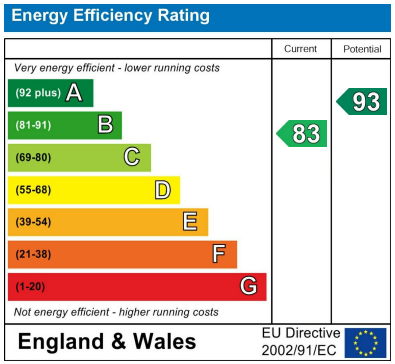
GROUND FLOOR

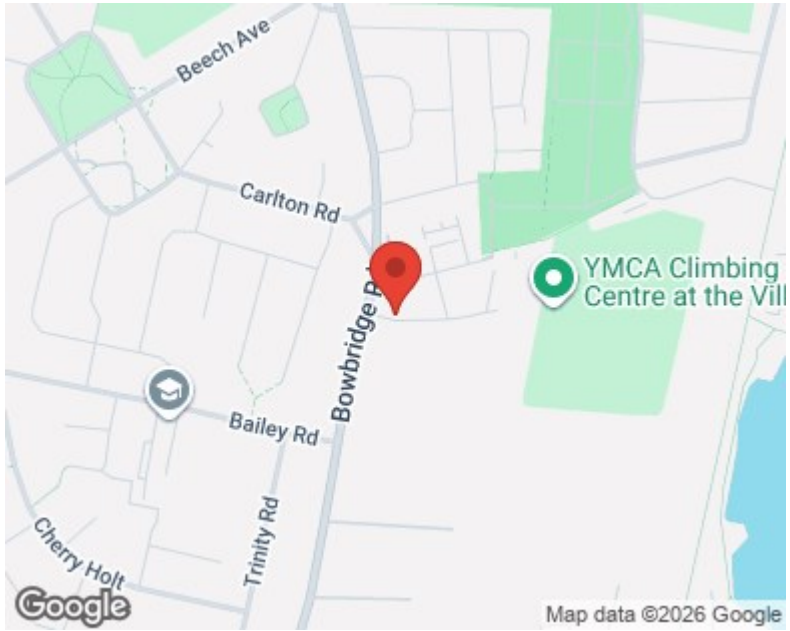



## The Maplebeck

FIRST FLOOR



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The Property Ombudsman

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25 Stodman Street,
Newark NG24 1AT
Tel: 01636 611 811
Email: newark@richardwatkinson.co.uk

RICHARD WATKINSON PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers