



Plot 56, The Cauntton The Avenues, Lord
Hawke Way, Newark, NG24 4FH

£339,995
Tel: 01636 611811

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

**** RESERVE OFF PLAN TODAY AT PRE SHOW HOME PRICES****

The Avenues is a stunning collection of contemporary 2, 3 & 4 bedroom houses, 2 bed apartments and bungalows set within an attractive landscaped environment. Within the development there is a self-contained area of apartments & bungalows especially reserved for the over 60's.

The Avenues is situated in an enviable location with easy access to the historic Newark on Trent town centre amenities. This is combined with excellent commuter and public transport connectivity and leisure facilities on your doorstep.

A new development by Arkwood Living. A developer who is proud to build homes valued by the communities they are part of and The Avenues is no exception. The quality of an Arkwood home is much more than the exceptional level of specification they offer with the houses constructed to an outstanding standard of quality.

PLOT 56 - THE CAUNTON

The Caunton is a sophisticated four bed detached home with a single attached garage. The property has modern brick elevations in a stylish grey modern slim profile. There are UPVC glazed windows, including tall design feature & bay windows. The property benefits from modern insulation and state of the art home comfort, complemented by gas central heating and compact radiators which are smart thermostat controlled. With the Caunton home you also have the added option of personalising your ground floor space by adding one or two internal walls to create separate reception rooms. Plot 56 is situated overlooking the tree lined Avenue and has a private drive and landscaped garden to the front and grass seeded with a paved patio to the rear.

LOCAL AREA & AMENITIES

Newark on Trent is a historic and thriving market town situated just off the A1/A46/A17 with a superb range of historic landmarks and buildings centered around the stunning Newark Castle, beautifully positioned on the banks of the River Trent. This new community of high-quality luxury homes are conveniently located on the

outskirts yet still within easy walking distance from the vibrant town centre, making The Avenues simply the perfect place to set up home.

For the keen shopper Newark has an enviable mix of retailers, ranging from high street brands through to smaller 'boutique' style retailers tucked away in some of the quaint parts of the town. This all complemented by a range of coffee shops and cafe's offering plentiful choice for some welcome down time and socialising. Perhaps try a visit on market day and experience the hustle and bustle of the busy market square and sample some fresh local produce from a whole host of market vendors. Add all of this to a great selection of leading supermarkets within the town and your every need will be catered for.

When it comes to leisure time, Newark has a superb selection of options to choose from. This ranging from first class gyms and leisure centres to a number of local parks that include children's playgrounds and on-site cafés, perfect for relaxing and whiling away a few hours. Newark also has a great choice of bars and restaurants, so if you're looking to enjoy a meal with friends and family or just a night out on the town, there's something for everyone.

For those wanting to explore just a little further afield, Sherwood Forest and the legendary attraction of Robin Hood are just a short drive away, perfect for a family day out.

Historic Lincoln is always worth a visit. Just a short drive or train journey away. For those that seek the bright lights of the big city, then try a visit to Nottingham, just a 30 minute train journey puts you right in the heart of things.

Newark benefits from direct mainline connectivity to London Kings Cross, with fastest journey times of 75 minutes. The East Coast mainline also connects directly to Doncaster, Leeds, Peterborough, Newcastle and Edinburgh, perfect for those with family, work or social connections north and south.

GROUND FLOOR

ENTRANCE PORCH

An external covered area, with a unique external front secure delivery store, perfect for home deliveries.

ENTRANCE HALL

Entrance hallway, with entrance matting and Amtico luxury vinyl flooring, leads through to a stylish kitchen. A winder staircase has a convenient storage area beneath and leads up to the first floor.

WC

3'5" x 6'4" (1.05 x 1.94)

With WC and wash hand basin and contemporary Amtico luxury vinyl flooring.

UTILITY ROOM

6'1" x 6'8" (1.875 x 2.05)

With high quality base cupboards and drawers, plumbing for washing machine, vent for tumble dryers and access to the attached garage.

LIVING AREA

13'1" x 14'3" excluding bay window (4 x 4.35 excluding bay window)

This flexible space has a full height bay window to the front elevation and can be open plan to the dining room or a separate room. It will benefit from multimedia points, including phone, digital aerial and also Sky Q compatibility.

DINING AREA

13'1" x 9'10" (4 x 3)

This flexible space can be open plan to the kitchen or a separate room. It will benefit from contemporary Amtico luxury vinyl floor covering, The bi fold doors open out onto the rear patio and garden area, providing a light and airy extended entertaining space.

KITCHEN AREA

13'6" x 9'10" (4.14 x 3)

With the option of either a contemporary or traditional "Shaker" style units with soft door and drawer closes and a choice of handles. All integrated standard appliances are Zanussi, with the ability to upgrade. The kitchen area can be a separate room or open plan flowing into the light and spacious lounge/dining area.

FIRST FLOOR

LANDING

With high quality fitted carpets in a colour of your choice, choosing from the selected range. There is a useful store room.

BEDROOM ONE

13'1" x 11'10" (4 x 3.625)

A light airy room, with full height large window. There are also high quality fitted carpets in a colour of your choice, choosing from the selected range, space for fitted wardrobes, compact radiator, multimedia points including phone, digital aerial and Sky Q compatibility.

EN SUITE

3'11" x 6'10" (1.2 x 2.1)

With vinyl floor covering, a white contemporary bathroom suite with chrome fittings, including WC, wash hand basin and shower. There is full height tiling around the shower and a range of further finishes available.

BEDROOM TWO

10'2" x 13'1" (3.1 x 4)

With high quality fitted carpets in a colour of your choice, choosing from the selected range, compact radiator and tv point.

BEDROOM THREE

10'9" x 7'10" (3.3 x 2.4)

With high quality fitted carpets in a colour of your choice, choosing from the selected range, compact radiator and tv point.

BEDROOM FOUR

8'6" x 10'11" (2.6 x 3.35)

With high quality fitted carpets in a colour of your choice, choosing from the selected range, compact radiator and tv point.

BATHROOM

6'10" x 6'10" (2.1 x 2.1)

Comprising a contemporary bathroom suite, with chrome fittings. This will include a bath with shower over, vanity unit with wash hand basin and wc. There is full height tiling around the bath and vinyl floor covering. There is a chrome heated towel rail.

GARDEN

The well proportioned south facing rear garden will be grass seeded with a paved patio area. To the front is a small area of turf and low level planting.

PRIVATE DRIVEWAY

There is a good sized private driveway to the front of the property leading to the attached single garage.

GARAGE

12'1" x 19'10" (3.7 x 6.05)

There is an attached single garage, generous in size and has personal access to the garden for storage purposes.

SPECIFICATION

Arkwood are proud to offer a high base specification all included in the price of your new home. However wide ranging personalisation is available to make sure your Arkwood home is exactly as you want it.

For full details and specification options please call Richard Watkinson & Partners, or make an appointment at the Arkwood on-site show home opening from the middle of May 2021.

STREET SCENE



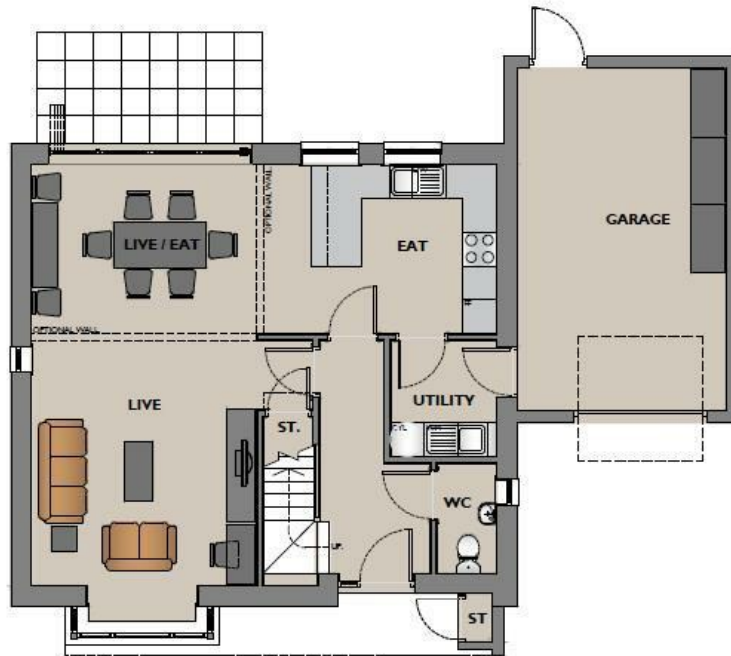
TENURE

The property is freehold, with vacant possession upon legal completion.

VIEWING

The plot is currently being constructed, with an anticipated build completion of July 2021. Reservation from plan is

available and full details and drawings are available with the selling agents, currently by appointment only due to Covid-19 restrictions.



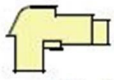
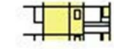













The Cauntton
GROUND FLOOR





The Cauntton
GROUND FLOOR



The Avenues

- ↑
-  **THE BUDDY**
3BFP APARTMENTS (RETIREMENT)
 -  **THE OSSINGTON**
3BFP BUNGALOW (RETIREMENT)
 -  **THE LOWDHAM**
3BFP APARTMENTS (VARIANT 1)
 -  **THE OXTON**
3BFP APARTMENTS (VARIANT 2)
 -  **THE FARNDON**
3BFP APARTMENTS (VARIANT 2)
 -  **THE KIRTON**
3BFP FLATSHEDS
 -  **THE AVERHAM**
3BFP COACH HOUSE
 -  **THE WINTHORPE**
3BFP TERRACED HOUSE
 -  **THE COLLINGHAM**
3BFP BUNGALOW
 -  **THE EDINGLEY**
3BFP LINEAR HOUSE
 -  **THE HOVERINGHAM**
3BFP CORNER HOUSE
 -  **THE ROLLESTON**
3BFP UNIKED TERRACED HOUSE
 -  **THE MAPLEBECK**
3BFP STANDARD DETACHED HOUSE
 -  **THE GONALSTON**
3BFP 3.5 STOREY HOUSE
 -  **THE CAUNTON**
4BFP STANDARD HOUSE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01636 611811



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

35 Kirkgate,
Newark NG24 1AD
Tel: 01636 611811
Email: newark@richardwatkinson.co.uk

