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## 14 Newark Close

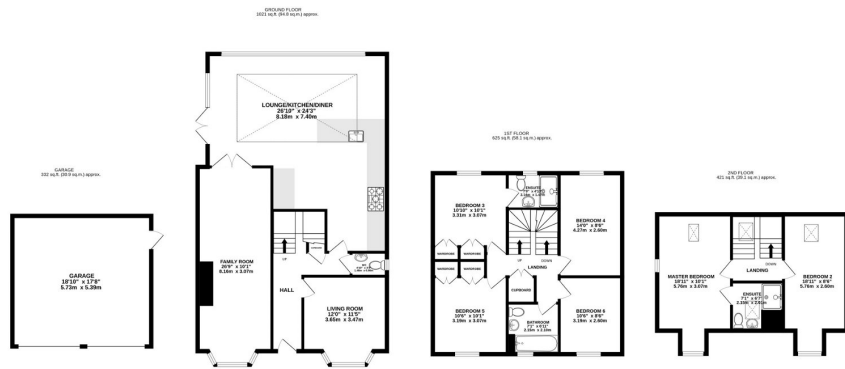
Offers Over £450,000

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- Please Quote Ref: AH0284 For All Enquiries
- Six Double Bedrooms
- Really Impressive Open Plan Kitchen/Dining/Family Room
- Substantial Plot With Multi-Car Driveway & Detached Double Garage
- Beautifully Presented & Maintained Throughout
- Extended Three-Storey Detached Family Home
- Family Bathroom, Two En-Suites & Downstairs WC
- Generous Enclosed Living Room + Front Aspect Snug
- Large Garden, Mature Borders & Generous Decked Terrace
- A Desirable Residential Plot

There are six double bedrooms plus a family bathroom & two en-suite shower rooms occupying the top two floors of this impressive three storey home, all offering generous proportions throughout. It's at ground floor level where this home really stands out from the rest with a fantastic rear extension that totally transforms your dining & entertaining experience as a family. This vast open space encompasses the modern kitchen, as well as the light & airy dining and relaxation space with a formal sitting room beyond running the entire depth of the original structure. Further internal benefits include a front aspect snug room that could easily double as a home office plus a separate downstairs WC.



TOTAL FLOOR AREA: 2399 sq.ft. (222.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix ©2023

13/03/2023, 19:49 Energy performance certificate (EPC) - Flat in energy certificate - GUYLIK

Energy performance certificate (EPC)		
14, Newark Close SILVERDALE NE22 8PD	Energy rating <b>D</b>	Valid until: 19 October 2028 Certificate number: 8595-2884-8729-9497-6883
Property type	Detached house	
Total floor area	209 square metres	

**Rules on letting this property**  
 Properties can be let if they have an energy rating from A to E.  
 You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) <https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>.

**Energy efficiency rating for this property**  
 This property's current energy rating is D. It has the potential to be B.  
[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	48/62	61/81
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.  
 Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.  
 For properties in England and Wales:  
 the average energy rating is D  
 the average energy score is 60

<https://find-energy-certificates.service.gov.uk/energy-certificates/8595-2884-8729-9497-6883/print-view> 1/3