

# Jon Brambles

ESTATE AGENTS



## William Street, Newark NG24 1QU



**GUIDE PRICE: £250,000 to £260,000.** A unique and well presented three bedroom detached cottage situated in close proximity to the town centre and retaining a good degree of character and charm. This family home dates back approximately 200 years and in addition to the three bedrooms, there are three reception rooms, a galley kitchen, ground floor shower room, first floor WC and study. There is off road parking, a large garage, store/utility and delightful cottage gardens. The property is double glazed and has gas central heating. Early viewing is essential to appreciate this individual home.

**Guide Price £250,000 to £260,000**

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### **Situation and Amenities**

Newark boasts amenities including the Palace Theatre, bowling alley and cinema. There are major retail chains and supermarkets including Marks & Spencer food hall and Waitrose. The A1 offers easy access to the north and south of the country. There is a DIRECT LINE RAIL LINK FROM NEWARK NORTHGATE STATION TO LONDON KINGS CROSS WHICH TAKES FROM A LITTLE OVER AN HOUR. The location is also within proximity of Route 64 of the National Cycle Network which runs from Market Harborough to Lincoln.

### **Accommodation**

Upon entering the front door, this leads into:

#### **Entrance Porch**

The entrance porch has a window to the side elevation and a door leading into the dining hall.

#### **Dining Hall 14' 8" x 12' 0" (4.47m x 3.65m)**

This room sets the tone for the remainder of the cottage, being full of character and charm. The dining hall has a window to the front elevation, a heavily beamed ceiling, a fireplace with electric fire inset and sat on a marble effect hearth, both wall and ceiling light points and a radiator. There are also two useful double storage cupboards. An opening leads through to the sitting room/snug, doors lead through into the kitchen and the staircase, and French doors provide access into the lounge.

#### **Sitting Room/Snug 12' 1" x 10' 2" (3.68m x 3.10m)**

This charming room, as previously mentioned, is open plan to the dining hall and has French doors providing access out to the patio and garden beyond. The sitting room/snug has a beamed ceiling, a fireplace with electric fire inset and sat on a marble effect hearth, wall light points and a radiator.

#### **Lounge 13' 0" x 11' 11" (3.96m x 3.63m)**

This wonderful reception room has a vaulted ceiling with exposed beams, together with a feature exposed brick wall. There is a window to the side elevation and glazed French doors leading out to the side courtyard. The room has a ceiling light point and a radiator. From here a door provides access to the ground floor bedroom.

#### **Bedroom Three/Office 11' 1" x 9' 10" (3.38m x 2.99m)**

This room has a window to the side elevation, a beamed ceiling, a ceiling light point and a radiator. Although utilised as a ground floor bedroom, it would serve equally well as a further reception room or home office/study if required.

#### **Kitchen 15' 11" x 6' 0" (4.85m x 1.83m)**

The galley style kitchen has a window to the side elevation and a stable door that provides access to the garden. The kitchen is fitted with an excellent range of base and wall units with contrasting roll top work surfaces and tiled splash backs. There is a one and a half bowl stainless steel sink, and integrated appliances include an eye level double oven, gas hob with extractor hood above, and a dishwasher. There is further space for a vertical fridge/freezer. The kitchen has recessed ceiling spotlights and a door into the ground floor shower room.

#### **Ground Floor Shower Room 12' 6" x 5' 8" (3.81m x 1.73m)**

This very well appointed shower room has an opaque window to the side elevation and is fitted with an extra large walk-in shower cubicle with mains shower and mermaid board. There are twin sinks and a WC. The shower room has a range of fitted furniture including base and wall units. The room is further enhanced with ceramic floor and wall tiling and recessed ceiling spotlights. In addition there is an extractor fan and two heated towel rails.

#### **First Floor Landing**

A door from the dining hall opens to reveal the staircase to the first floor and sited beneath the staircase is a useful storage cupboard. The landing has two windows to the front elevation and doors into two bedrooms and the study. The landing has wall

light points and a radiator.

**Bedroom One** 10' 9" x 8' 11" (3.27m x 2.72m) (excluding wardrobes)

The charming master bedroom has a triple glazed skylight window to the rear and is enhanced with wood panelling across one wall. There is a range of fitted bedroom furniture including wardrobes, chest of drawers and bedside cabinets. The room has both wall and ceiling light points.

**Bedroom Two** 11' 10" x 10' 2" (3.60m x 3.10m)

An excellent sized double bedroom with a window to the front elevation, a ceiling light point and a radiator.

**Study** 9' 0" x 6' 4" (2.74m x 1.93m)

The study has a window to the side elevation, wall light points and a radiator. A door opening leads through to the first floor WC.

**First Floor WC**

This room has an opaque window the front and is fitted with a vanity unit with wash hand basin inset and storage beneath, and a WC. There is a useful storage alcove and a wall light point. The central heating boiler is located here.

**Outside**

The outside space of this family home is a particular feature. The property is accessed via twin wooden gates which lead onto a hard standing area providing off road parking, adjacent to this is the garage. The charming cottage style gardens are fully enclosed and enjoy a high degree of privacy. There is a well maintained lawn, various outdoor seating and patio areas, and a raised pond with ornamental water feature. The garden contains a vast array of mature shrubs, plants and trees.

**Store/Utility** 14' 2" x 6' 8" (4.31m x 2.03m)

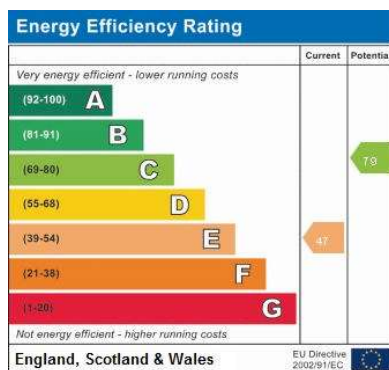
This building has a window to the side elevation and is accessed from the garden. This versatile room has space and plumbing for both a washing machine and tumble dryer, is equipped with both power and lighting and provides an excellent storage facility.

**Double Tandem Garage** 30' 5" x 7' 9" (9.26m x 2.36m)

The garage has an up and over door to the front elevation, two windows to the side and a personnel door to the rear. This very large garage is equipped with power and lighting.

**Council Tax**

The property is currently in Band A.



**VIEWING**

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

**THINKING OF SELLING?**

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

**Local Authority**

Newark & Sherwood District Council, Notts, 01636 650000

**Possession/Tenure**

Vacant possession will be given upon completion. The tenure of the property is Freehold.

**MONEY LAUNDERING REGULATIONS:** In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

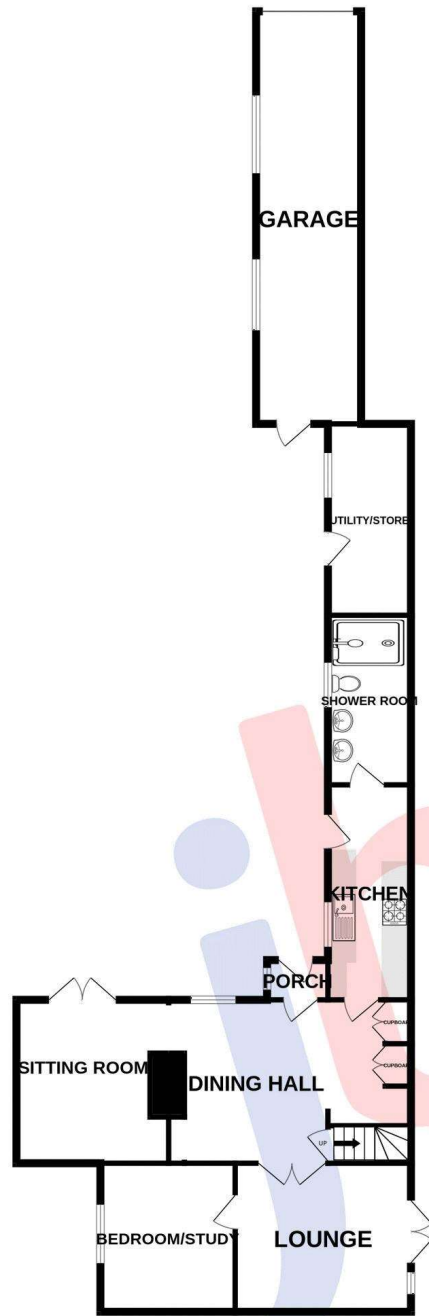
**Services/Referral Fees**

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial - Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that

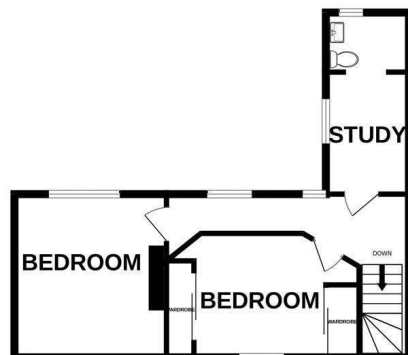
these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00006691 13 December 2023



GROUND FLOOR  
1104 sq.ft. (102.6 sq.m.) approx.



1ST FLOOR  
429 sq.ft. (39.8 sq.m.) approx.





TOTAL FLOOR AREA : 1533 sq.ft. (142.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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