

Jon Brambles

ESTATE AGENTS



Harcourt Street, Newark NG24 1RF



GUIDE PRICE: £400,000 to £420,000. A very impressive and substantial four bedroom, three storey Victorian residence that has been extended and extensively refurbished by the present owners. In addition to the bedroom accommodation, the property has two spacious reception rooms, a fabulous kitchen, ground floor cloakroom/utility, first floor bathroom and en-suite to the master. There are beautiful gardens to the rear. The property is double glazed and has gas central heating. Early viewing is essential to appreciate this very unique home.

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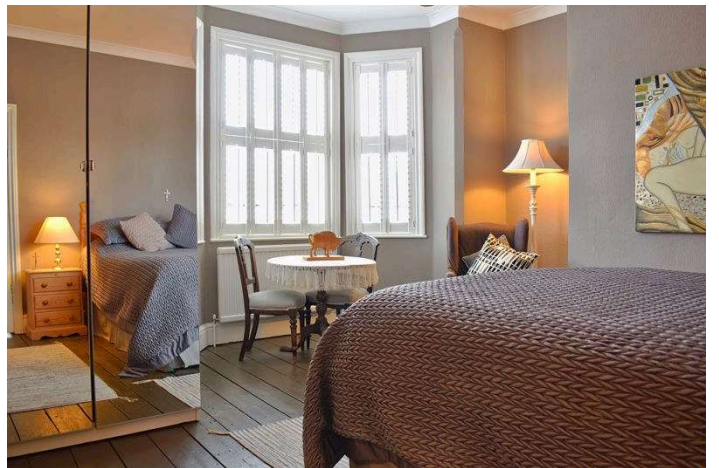
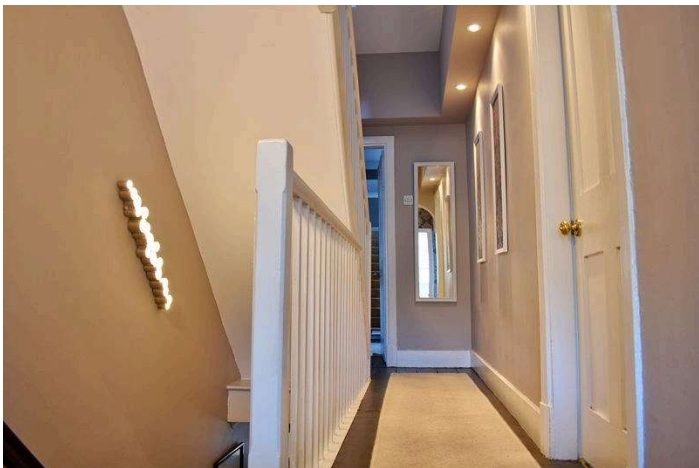


sales@jonbrambles.com

01636 613 513

9 Stephenson Court | Newark | Nottinghamshire | NG24 2TQ









Situation and Amenities

The property is situated a short distance from Newark town centre. Newark boasts amenities including the Palace Theatre, bowling alley and cinema. There are excellent shopping facilities in the town with major retail chains and supermarkets including Marks & Spencer food hall, Asda, Morrisons and Waitrose. For the commuter the A1 trunk road 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 AROUND 80 MINUTES. 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:

Open Plan Lounge 15' 1" x 11' 11" (4.59m x 3.63m) (at widest points)

This stunning reception room has a bay window to the front elevation with bespoke fitted shutters. The focal point of the lounge is the fireplace with multi-fuel burning stove inset. The lounge is further enhanced with stripped wooden floorboards and a lofty ceiling. There is also moulded cornice and a ceiling light point. The lounge is not only open plan to the front, but also to the dining room.

Dining Room 11' 10" x 11' 9" (3.60m x 3.58m)

As mentioned, this is open plan to the lounge, giving both rooms a particularly open and airy feel. The dining room is beautifully finished and has a lofty ceiling, a ceramic tiled floor, cornice and a ceiling light point. From here a door leads down to the cellar, and glazed French doors lead through into the kitchen.

Cellar 12' 0" x 11' 10" (3.65m x 3.60m)

A staircase leads from the dining room into the cellar which is equipped with power and lighting.

Ground Floor Cloakroom/Utility

This multi-functional room serves as a utility and cloakroom and is fitted with a wash hand basin and WC. There is space and plumbing for a washing machine and a tumble dryer. The utility room has a ceramic tiled floor, recessed ceiling spotlights and an extractor fan.

Kitchen 18' 8" x 14' 7" (5.69m x 4.44m) (at widest points)

This stunning kitchen, which has been extended to the rear, has a window to the rear elevation, bi-fold doors providing access to the garden, and three high level skylight windows. The room is further complemented with a glass lantern, recessed ceiling spotlights and the same ceramic tiled floor flowing through from the dining room with under-floor heating. The kitchen is fitted with an excellent range of base and wall units, complemented with solid wood work surfaces and metro tiled splash backs. There is a double ceramic Butler sink, and integrated appliances include two waist height ovens, an eye level microwave, and a gas hob with extractor hood above. The central island also serves as a breakfast bar and incorporates a built-in dishwasher, power points and storage for bins and storage cupboards. The kitchen has space for an American style fridge/freezer.

First Floor Landing

The staircase rises to the first floor landing which has a small window to the side elevation and doors into two bedrooms and the family bathroom. The landing has painted floorboards, and both recessed ceiling spotlights and wall light points. From this landing the staircase continues to the second floor landing.

Family Bathroom 8' 8" x 6' 7" (2.64m x 2.01m)

The well appointed bathroom has an opaque window to the rear and is fitted with a 'P' shaped bath with mains rainwater head shower above. There is a vanity unit with wash hand basin inset and storage beneath, and a WC. The bathroom has recessed ceiling spotlights, pelmet lighting, a shaver socket and a heated towel rail. A cupboard housing the central heating boiler is located here.

Bedroom One 15' 2" x 12' 0" (4.62m x 3.65m) (excluding bay window)

A fabulous sized double bedroom having a large bay window to the front elevation with bespoke fitted shutters. This splendid room has painted floorboards, cornice to the ceiling, a ceiling light point and two radiators.

Bedroom Three/Dressing Room 10' 4" x 9' 1" (3.15m x 2.77m) (at widest points)

This bedroom has a window to the rear elevation, painted floorboards, cornice to the ceiling, a ceiling light point and a radiator. This room is currently utilised as a dressing room.

Second Floor Landing

The second floor landing has a window to the rear elevation and provides access to bedrooms two and four, and the loft space. Also located on this landing is a large and useful storage cupboard. The second floor landing has painted floorboards and a ceiling light point.

Bedroom Two 15' 1" x 12' 1" (4.59m x 3.68m) (at widest points)

This delightful double bedroom has a window to the front elevation and is enhanced with painted floorboards. The room has cornice to the ceiling, a ceiling light point and a radiator. A door leads into the en-suite shower room.

Bedroom Four 12' 1" x 8' 11" (3.68m x 2.72m)

An excellent sized fourth bedroom with a window to the rear elevation, cornice to the ceiling, a ceiling light point and a radiator.

En-suite Shower Room 6' 1" x 5' 7" (1.85m x 1.70m)

Fitted with a walk-in shower cubicle with mains shower, pedestal wash hand basin and WC. The en-suite is complemented with part ceramic wall tiling and a ceramic tiled floor, together with recessed ceiling spotlights. In addition there is cornice to the ceiling, a shaver socket, extractor fan and a heated towel rail.

Outside

Gated access at the front leads onto a small hard landscaped courtyard garden with an original footpath leading to the front door.

Rear Garden

The fabulous rear garden is of an excellent size, fully enclosed and enjoys a high degree of privacy. The garden contains an abundance of mature trees, shrubs, plants and flowers, interspersed with a small lawn, and a footpath meanders through the garden to the rear. Located at the foot of the garden is a substantial timber shed which is sub-divided. The principle shed (20'3" x 12'3") is equipped with power and would serve equally well as home office/games room. The garden store portion measures (7'6" x 5'11").

Council Tax

The property is currently in Band C.

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

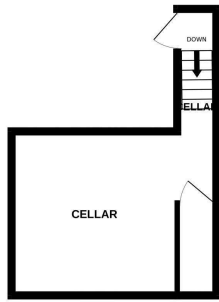
Vacant possession will be given upon completion. The tenure of the property is Freehold.

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.

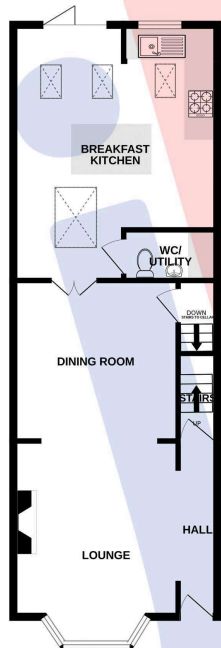
Services/Referral Fees

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. 00006942 18 April 2024

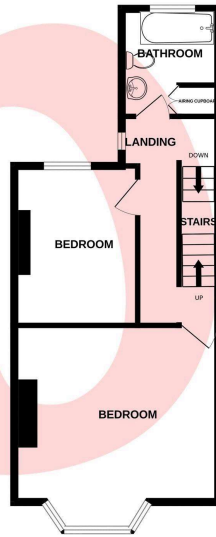
BASEMENT LEVEL
204 sq.ft. (18.9 sq.m.) approx.



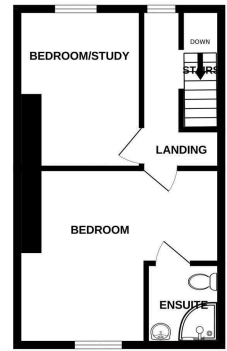
GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.4 sq.m.) approx.



2ND FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 1643 sq.ft. (152.7 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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