

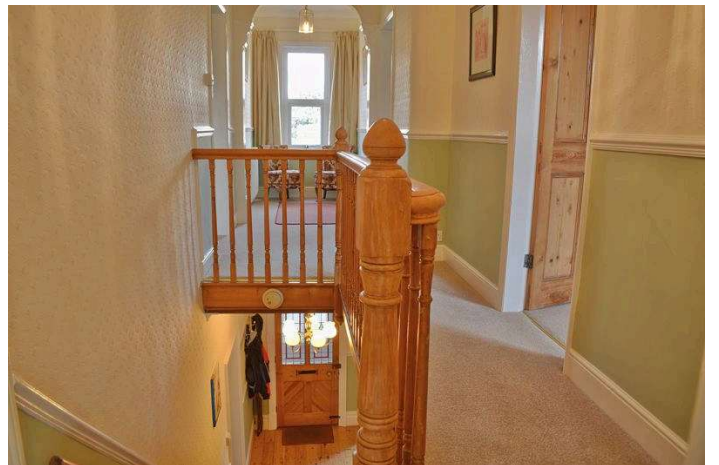
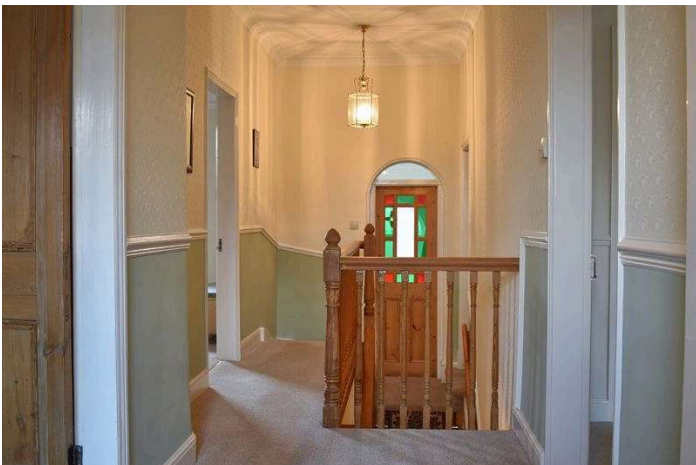
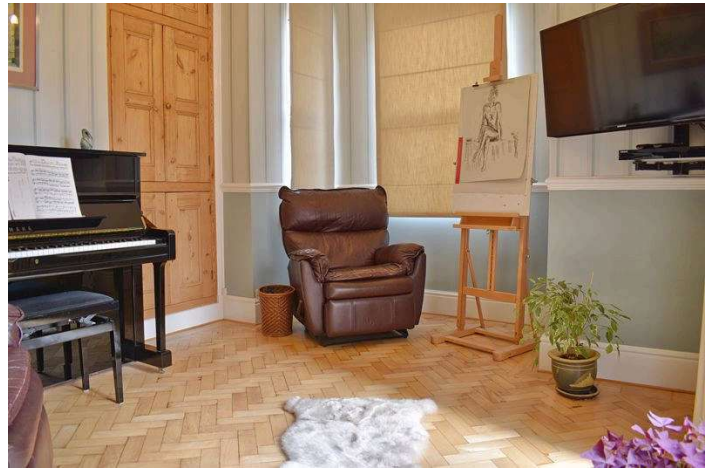
Victoria Street, Newark NG24 4UG



Situated in a Conservation Area, this STUNNING DETACHED VICTORIAN RESIDENCE has been extensively refurbished by the present owner. There are four bedrooms, three reception rooms, a modern kitchen, bathroom, shower room and separate cloakroom. The property is beautifully presented throughout and has the additional benefit of private off road parking at the rear. The south east facing rear garden is a further particular feature of this delightful family home. The property has a blend of double and triple glazing, and is gas centrally heated. AVAILABLE FOR PURCHASE WITH NO CHAIN.

£450,000









Situation and Amenities

This delightful property is situated in a highly regarded location with the convenience of town centre amenities within walking distance. Newark Northgate railway station has fast trains connecting to London King's Cross with journey times of approximately 75 minutes. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln. There are nearby access points for the A1 and A46 dual carriageways. Shopping facilities in Newark include a recently opened M&S food hall, Asda, Waitrose, Morrisons and Aldi. Newark also boasts several individual boutique shops as well as major retail chains and an array of markets. There is a wide range of schooling in the area, and leisure facilities are plentiful including a fine choice of restaurants and bars, fitness centres, gymnasiums and golf courses.

Accommodation

Upon entering the front door, this leads into:

Entrance Porch

The entrance porch has a tiled floor and a ceiling light point. From here an impressive front door leads into the reception hallway.

Reception Hallway

Immediately on entering the hallway there is a sense of the character and charm that flows throughout this home. The hallway has a solid wooden staircase rising to the first floor and beneath this is a further door which leads down to the cellar. The hallway provides access to all reception rooms, the kitchen, utility room and ground floor cloakroom. The hallway has a combination of stripped wooden floorboards and parquet flooring, a lofty ceiling with cornice, dado rail, a ceiling light point and a radiator.

Lounge 14' 6" x 13' 3" (4.42m x 4.04m) (excluding bay window)

This wonderful reception room has a bay window to the front elevation with bespoke fitted blind. The focal point of the room is the fireplace with log burning stove inset. The lounge has a lofty ceiling, moulded cornice, picture rail, a ceiling light point and a radiator. The room is further enhanced with stripped wooden floorboards.

Dining Room 12' 0" x 12' 0" (3.65m x 3.65m)

This second reception room has a window to the front elevation and the focal point is the ornamental fireplace, to one side of the chimney breast is a bespoke fitted storage cupboard. The dining room has a lofty ceiling with cornice, a picture rail, ceiling light point, radiator and stripped wooden floorboards.

Sitting Room 14' 8" x 12' 4" (4.47m x 3.76m) (at widest points)

This delightful room has a bay window to the side elevation and glazed French doors leading out into the rear garden. Located to one side of the chimney breast are bespoke fitted storage cupboards. The sitting room has cornice to the ceiling, dado rail, a ceiling light point and a radiator. The room is further complemented with parquet flooring.

Dining Kitchen 13' 2" x 13' 1" (4.01m x 3.98m)

Having a window to the rear elevation looking towards the garden. The kitchen is well equipped with an excellent range of base and wall units, complemented with roll top work surfaces and matching splash backs. There is a twin stainless steel sink, and integrated appliances include an eye level double oven and a ceramic hob with extractor hood above. There is further space for a vertical fridge/freezer. The dining kitchen is of sufficient size to comfortably accommodate a further dining table and has recessed ceiling spotlights and a radiator.

Rear Hallway

The rear hallway has a glazed door providing access out to the garden, parquet flooring and part ceramic tiling to the walls. There is a ceiling light point and a radiator. From here access is provided to the cloakroom and the utility room.

Utility Room 7' 0" x 6' 1" (2.13m x 1.85m)

This versatile utility room has an opaque window to the side elevation and is fitted with base and wall units complemented with roll top work surfaces and tiled splash backs. There is a stainless steel sink and space and plumbing for a washing machine. The room has ceramic tiling to the floor and walls, a ceiling light point and a radiator.

Cloakroom 6' 0" x 5' 3" (1.83m x 1.60m)

The cloakroom has opaque windows to the rear and side elevations and is fitted with a wash hand basin and WC. The room has ceramic floor and wall tiling, a ceiling light point, an extractor fan and a radiator.

CELLAR

The cellar is divided into three substantial rooms. These cellar rooms provide not only fantastic storage facilities, but offer extensive further potential (subject to any necessary planning and building regulations) within this already splendid property.

Cellar Room One 14' 4" x 12' 10" (4.37m x 3.91m)

This cellar room has windows to the front and side elevations, is equipped with both power and lighting and has a radiator.

Cellar Room Two 12' 0" x 12' 0" (3.65m x 3.65m)

This room has a window to the side elevation, is equipped with power and lighting and also has a radiator.

Cellar Room Three 11' 11" x 10' 8" (3.63m x 3.25m) (with restricted head height)

Cellar room three has power, lighting and a radiator.

First Floor Landing

The impressive staircase rises from the reception hallway to the split level first floor landing which has a window to the front elevation and doors into the four bedrooms and the family bathroom. The landing has cornice to the ceiling, two ceiling light points and a radiator.

Bedroom One 14' 7" x 13' 3" (4.44m x 4.04m)

An exceptionally large double bedroom with dual aspect windows to the front and side elevations, cornice to the ceiling, dado rail and a radiator. A door opening leads through to the 'Jack & Jill' shower room which is shared with bedroom four/dressing room. Situated adjacent to the shower room are built-in storage cupboards.

Jack & Jill Shower Room 5' 8" x 4' 7" (1.73m x 1.40m)

The well appointed shower room is fitted with a double width walk-in shower cubicle with multi-jet shower, vanity unit with wash hand basin inset and storage beneath, and a WC. The room has part ceramic tiling to the walls, recessed ceiling spotlights and a heated towel rail. Access to the loft space is obtained from here.

Bedroom Two 12' 0" x 12' 0" (3.65m x 3.65m)

This bedroom has a window to the front elevation and an ornamental fireplace, to one side of the chimney breast are bespoke fitted bookshelves. The bedroom has cornice to the ceiling, a ceiling light point and a radiator.

Bedroom Three 12' 4" x 11' 3" (3.76m x 3.43m)

Bedroom three is also a good sized double and has a window to the rear elevation, cornice to the ceiling, picture rail, recessed ceiling spotlights and a radiator.

Bedroom Four/Dressing Room 13' 3" x 8' 5" (4.04m x 2.56m)

This room is currently utilised as a dressing room and has a window to the rear elevation, cornice to the ceiling, picture rail, a ceiling light point and a radiator. A door leads into the 'Jack & Jill' shower room.

Family Bathroom 12' 0" x 10' 9" (3.65m x 3.27m)

This superb sized bathroom has dual aspect opaque windows to the rear and side elevations and is fitted with a white suite comprising a large corner bath, pedestal wash hand basin and WC. In addition there is a walk-in shower cubicle with multi-jet shower. There is a useful storage cupboard which also houses the central heating boiler. The bathroom is complemented with part ceramic tiling to the walls. In addition there is cornice to the ceiling, recessed ceiling spotlights, stripped wooden floorboards and a radiator.

Outside

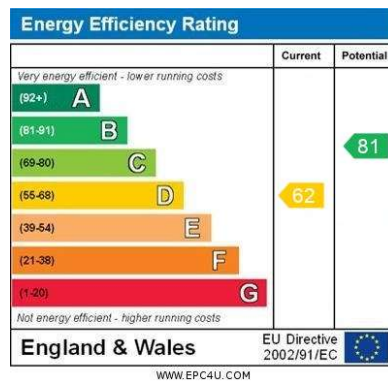
To the front of the property, either side of the front door, are pretty hard landscaped garden areas and a number of mature shrubs and plants. The front of the property is bounded by a dwarf wall with wrought iron railings and a wrought iron gate leads to the footpath to the front door.

Rear Garden

The south east facing walled rear garden is a further particular feature of this spectacular home. The garden is fully enclosed and enjoys an excellent degree of privacy. The garden is very tastefully hard landscaped, is tiered in design and contains a number of beds planted with a vast array of mature shrubs, plants and trees. There is a ornamental fishpond and a brick outbuilding which provides a most useful storage facility. Accessed from the rear of the garden is a roller shutter garage door which leads out onto Spring Gardens and provides covered parking for at least two vehicles beneath a timber framed carport.

Council Tax

The property is in Band E.



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.

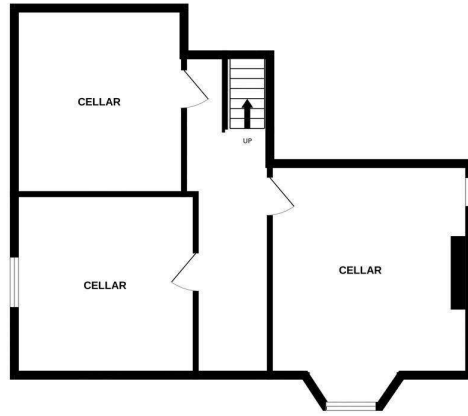
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

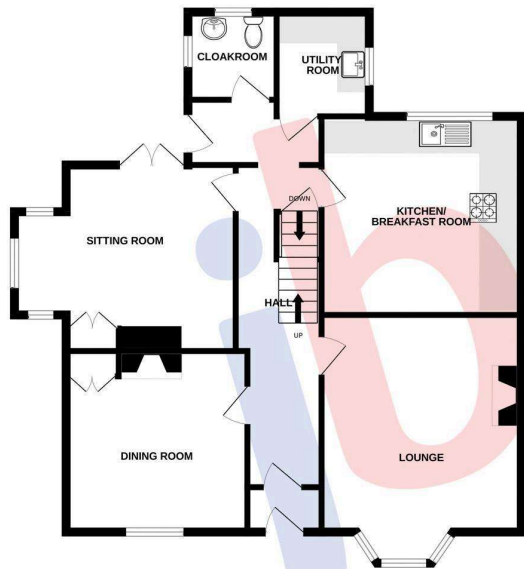
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these 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. 00007264 26 March 2025

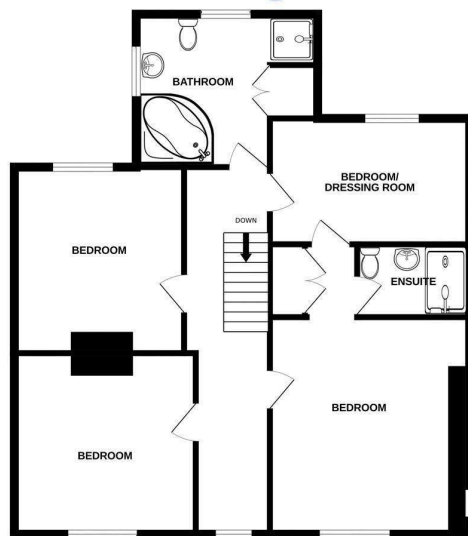
BASEMENT
586 sq.ft. (54.4 sq.m.) approx.



GROUND FLOOR
903 sq.ft. (83.9 sq.m.) approx.



1ST FLOOR
866 sq.ft. (80.5 sq.m.) approx.



TOTAL FLOOR AREA : 2355 sq.ft. (218.8 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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