

Oak Terrace Cottage NG24 4BY

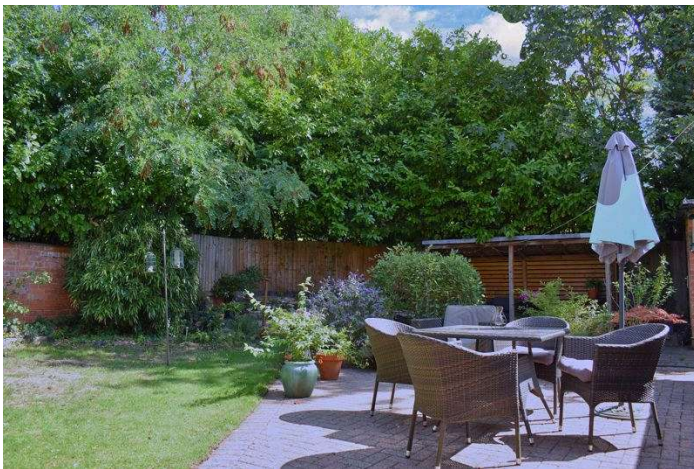
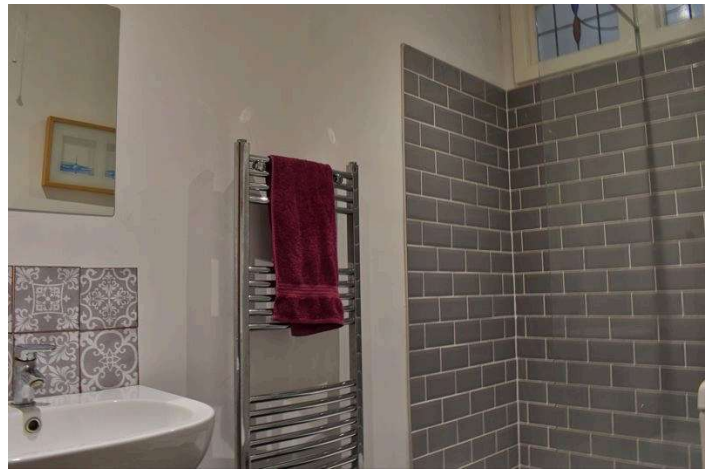


A superb extended residence which retains a wealth of character and charm, situated a short distance from the town centre. In addition to the three double bedrooms, this delightful home has a lounge, superb family room/kitchen/diner, a family shower room, en-suite bathroom and downstairs cloakroom. The property is double glazed and gas centrally heated, benefits from off road parking for several cars, and has a courtyard garden to the rear.

£290,000







Situation and Amenities

The property is situated a short distance from the town centre. 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 which is located to the side of the property, this leads into the entrance hallway.

Entrance Hallway

The entrance hallway has the staircase rising to the first floor and doors into the breakfast kitchen and the lounge. The hallway is enhanced with stripped wooden floorboards and also has a ceiling light point.

Lounge 13' 11" x 13' 10" (4.24m x 4.21m) (excluding bay window)

This excellent sized and very well proportioned traditional reception room has a bow window to the front elevation and a further window to the side. The focal point of the lounge is the feature fireplace with open fire (not tested by the agent). This delightful

room is further complemented with deep skirtings, moulded cornice and picture rail. There is also a ceiling light point and a radiator installed.

Kitchen/Diner 21' 4" x 13' 10" (6.50m x 4.21m) (at its widest points)

This fabulous dining kitchen has a window and a door to the side elevation, a further door leading into the pantry and utility room, and a large doorway into the extended part of the home which provides an additional seating area/family room. A further door opens to reveal the staircase leading down into the cellar. The kitchen itself is fitted with a very comprehensive range of base and wall units with solid wood work surfaces. There is a Belfast sink, a gas fired Range cooker which is included within the sale, and an integrated fridge and dishwasher. As with the rest of this wonderful home, the dining kitchen retains a high degree of character and charm having a number of bespoke fitted cupboards either side of the chimney breast, and an old stove (not tested by the agent). There is a ceramic tiled floor, recessed ceiling spotlights and a radiator. The central heating boiler is located within the kitchen.

Family Room 9' 5" x 8' 7" (2.87m x 2.61m)

The family room is formed within the extended part of the building and is open plan to the dining kitchen. This superb additional reception area is suitable for a variety of purposes and has a window to the front elevation and French doors out to the garden. The family room is particularly bright and airy having a glass lantern within the ceiling. The room has the same ceramic tiled flooring flowing through from the kitchen, recessed ceiling spotlights and a radiator.

Pantry 8' 9" x 4' 7" (2.66m x 1.40m)

The pantry has a window to the side elevation, the same ceramic tiled floor that flows through from the kitchen, a ceiling light point and a radiator. From the pantry there is a doorway into the utility room.

Utility Room 8' 10" x 6' 11" (2.69m x 2.11m)

The utility room has a window and a door to the side elevation and is fitted with a range of base units with roll top work surfaces. There is a stainless steel sink and space and plumbing for both a washing machine and a tumble dryer. In addition this room has a ceramic tiled floor, a ceiling light point and a radiator. A door provides access to the downstairs cloakroom.

Downstairs Cloakroom 4' 4" x 4' 1" (1.32m x 1.24m)

The cloakroom is fitted with a WC and a wash hand basin, and also has a ceramic tiled floor and a ceiling light point.

Cellar 14' 0" x 14' 0" (4.26m x 4.26m)

This useful storage room has the original quarry tiled flooring and brick stairs, and a ceiling light point. The gas and electricity meters are housed in the cellar.

First Floor Landing

The staircase rises from the entrance hallway to the first floor landing which has doors into two bedrooms and the shower room. A further staircase continues to bedroom two the attic bedroom. The landing has a ceiling light point.

Bedroom One 13' 10" x 12' 2" (4.21m x 3.71m) (plus large recess)

An excellent sized double bedroom with dual aspect windows to the front and side elevations. This bedroom has a feature fireplace (non working), a ceiling light point and a radiator. A door leads into the dressing room.

Dressing Room

The dressing room has an opaque window to the side elevation and fully tiled walls. The room was formerly a wet room.

Shower Room 9' 5" x 4' 4" (2.87m x 1.32m)

This beautifully appointed shower room has a high level opaque window looking through into the recess within bedroom one. The room is fitted with a double width walk in shower cubicle with electric shower. In addition there is a WC and a wash hand basin. The shower room is complemented with part ceramic wall tiling and recessed ceiling spotlights. There is also an extractor fan and a heated towel rail.

Bedroom Three 13' 10" x 11' 10" (4.21m x 3.60m) (at its widest points)

A further excellent sized double bedroom with dual aspect windows to the side and rear elevations. Bedroom three also has an ornamental fireplace (non working), and to one side of the chimney breast are built in storage shelves. In addition there is a ceiling light point, a radiator and a door into the en-suite bathroom.

En-suite Bathroom 10' 9" x 8' 9" (3.27m x 2.66m)

This large en-suite has an opaque window to the side elevation and is fitted with a roll top bath, vanity unit with wash hand basin inset and storage beneath, and a WC. This room has a further ornamental fireplace (non working), a useful storage cupboard, wall and ceiling light points and a radiator.

Bedroom Two/Attic Bedroom 18' 8" x 13' 10" (5.69m x 4.21m)

This large double bedroom has a hipped roof with a dormer window to the rear elevation and a further window to the side. This room also has an ornamental fireplace (non working), exposed roof trusses, both wall and ceiling light points and a radiator. A door opens into the large storage cupboard/wardrobe. There is further storage space within the eaves.

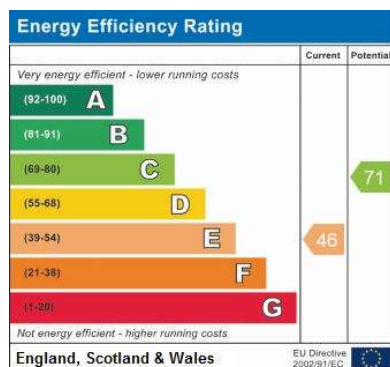
Outside

To the front of the property is a driveway, accessed via wrought iron gates, which in turn provides off road parking for several vehicles. The rear garden is laid in a courtyard style with a small lawn and a large block paved patio area. There is a small brick outhouse, and located at the foot of the garden there is a further outbuilding (13'5" x 8'9") which would serve as a home

office/study and has two doors and a window to the front elevation and a stove (not tested by the agent). This outbuilding is equipped with power and lighting.

Council Tax

The property is 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.

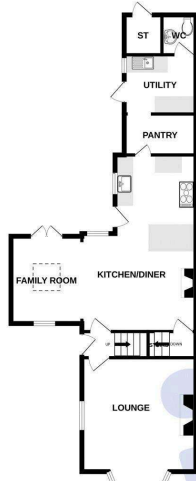
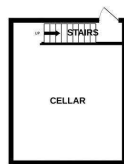
Local Authority

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



TOTAL FLOOR AREA : 1813 sq.ft. (168.5 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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