

Nicholson Street, Newark NG24 1RD



GUIDE PRICE £220,000 to £230,000. A superb four bedroom end terrace home situated at the head of this quiet cul-de-sac and conveniently located for Newark town centre. This family home is beautifully presented and, in addition to the four bedrooms which include a wonderful Master Bedroom and En-suite, there are two spacious reception rooms, a modern kitchen, cloakroom and bathroom. There is a good sized garden to the side and rear. Double glazing and gas central heating are installed. Early viewing is essential.

Guide Price £220,000 to £230,000







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 an 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:

Lounge 15' 3" x 11' 6" (4.64m x 3.50m) (plus door recess)

This excellent sized and well proportioned reception room has a bow shaped window to the front elevation with bespoke fitted blind. Accessed from the lounge and sited beneath the staircase is a useful storage cupboard. The focal point of the room is the feature fireplace with living flame gas fire inset. The lounge also has cornice to the ceiling, a ceiling light point and a radiator. A half glazed door leads into the kitchen.

Kitchen 13' 5" x 9' 3" (4.09m x 2.82m)

The kitchen has a window to the rear elevation with bespoke fitted blind, and is fitted with an excellent range of contemporary base and wall units complemented with square edge work surfaces and metro tiled splash backs. There is a one and a half bowl sink, and integrated appliances include an eye level oven and microwave, induction hob with extractor hood above, and a washing machine. In addition there is space for an American style fridge/freezer and further space for a tumble dryer. The kitchen has recessed ceiling spotlights, kickboard lighting and a radiator. From the kitchen an opening leads through to the rear hallway and a door opens to reveal the staircase leading to the first floor.

Rear Hallway

The rear hallway has a half glazed door leading out to the garden and doors providing access to the cloakroom and the dining room. The hallway has a useful storage cupboard and recessed ceiling spotlights.

Ground Floor Cloakroom

The cloakroom has a window to the rear elevation and is fitted with a vanity unit with wash hand basin on set and storage beneath, and a WC. The room has a recessed ceiling spotlight.

Dining Room 15' 9" x 7' 5" (4.80m x 2.26m)

The dining room is formed from the converted garage and has a window to the front elevation with bespoke fitted blind, both wall and ceiling light points, cornice to the ceiling and a radiator.

First Floor Landing

The first floor landing which has doors into bedrooms two, three and four and the family bathroom. The landing has recessed ceiling spotlights and cornice to the ceiling. From here the staircase continues to the second floor attic conversion.

Bedroom Two 11' 11" x 11' 7" (3.63m x 3.53m)

A wonderful sized double bedroom having windows to the front elevation with bespoke fitted blind. The bedroom has a useful storage cupboard sited above the staircase, picture rail, a ceiling light point and a radiator.

Bedroom Three 13' 5" x 9' 2" (4.09m x 2.79m)

Also a very good sized double bedroom with a window to the rear elevation. The bedroom has a useful storage cupboard sited above the staircase, cornice to the ceiling, picture rail, ceiling light point and a radiator.

Bedroom Four 10' 9" x 8' 1" (3.27m x 2.46m) (plus door recess)

Bedroom four has a window to the front elevation, a fitted wardrobe, cornice to the ceiling, dado rail, ceiling light point and radiator.

Family Bathroom 7' 10" x 5' 6" (2.39m x 1.68m)

The bathroom has an opaque window to the rear and is fitted with a white suite comprising a shaped bath, floating wash hand basin and WC. The bathroom is complemented with part ceramic tiling to the walls and recessed ceiling spotlights. In addition there is cornice to the ceiling, an extractor fan and a radiator.

Second Floor

The second floor landing has a Velux window to the front elevation.

Master Bedroom Suite 18' 7" x 12' 9" (5.66m x 3.88m)

This conversion has created a delightful master bedroom suite with the bedroom having a window to the rear elevation. There is restricted head height towards the front elevation. The bedroom has recessed ceiling spotlights, a radiator and a storage cupboard located within the eaves. A door leads into the en-suite shower room.

En-suite Shower Room 7' 10" x 5' 3" (2.39m x 1.60m)

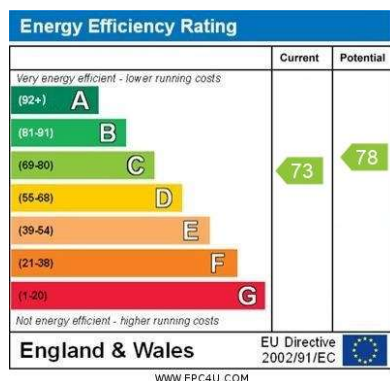
The well appointed en-suite has an opaque window to the rear and is fitted with an oversized shower cubicle with mains rainwater head shower, floating wash hand basin and WC. The en-suite is enhanced with ceramic floor and wall tiling, together with recessed ceiling spotlights. There is also an extractor fan and a heated towel rail.

Outside

To the front of the property is a driveway providing off road parking and adjacent to this is a small hard landscaped garden. A footpath leads from the front of the property to the side where the principle garden is located. The side garden is fully enclosed and has been designed for ease of maintenance. There is a substantial artificial lawn and next to this are flowerbeds containing a number of mature shrubs, plants and trees. Situated to the rear is a further hard landscaped garden which enjoys an excellent degree of privacy and provides an ideal outdoor seating and entertaining space.

Council Tax

The property is in Band B.



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

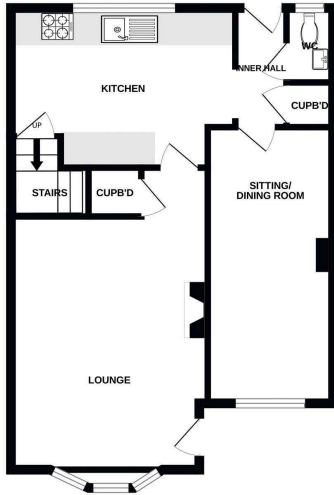
Possession/Tenure

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

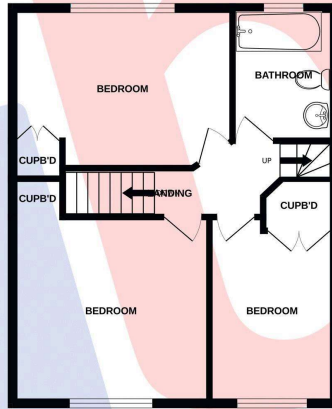
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to

proceed. **Services/Referral Fees** Please note that we can 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. 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. 00007455 01 November 2025

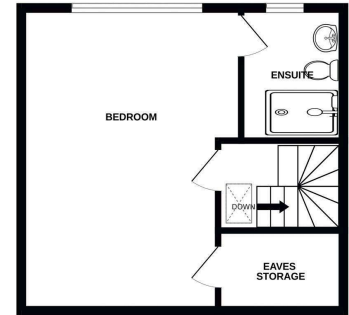
GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR
472 sq.ft. (43.8 sq.m.) approx.



ATTIC
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 1351 sq.ft. (125.5 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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