

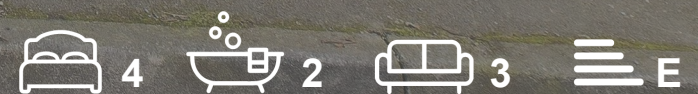


EDLIN & JARVIS
ESTATE AGENTS



73 Harcourt Street
Newark On Trent, NG24 1RG

Offers Over £450,000



73 Harcourt Street

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*****A VICTORIAN GEM WITH ENDLESS CHARM AND SPACE***** Step into a world of timeless elegance at this exquisite detached Victorian house on Harcourt Street, a coveted address in Newark. Spanning approximately 0.2 acres, this property seamlessly blends period grandeur with modern comfort, offering a truly exceptional family home.

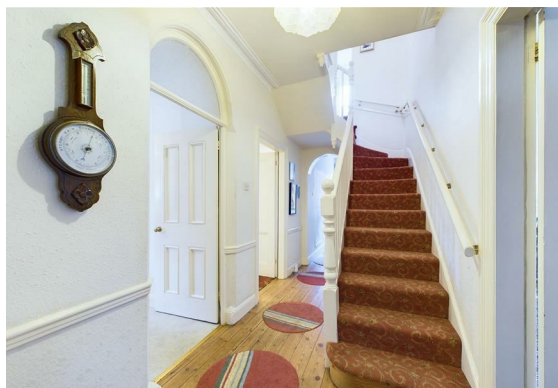
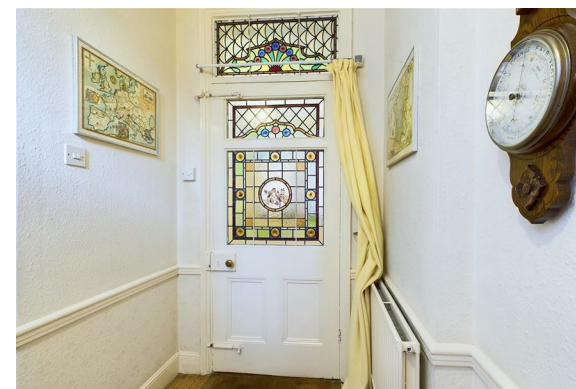
A Grand Welcome and Versatile Living Spaces: The journey begins in a welcoming entrance lobby, where a traditional stained glass door hints at the character within. The inviting hallway leads to a series of generously proportioned rooms, perfect for both grand entertaining and relaxed family living. The spacious lounge and dining room, bathed in natural light, offer a warm and inviting atmosphere, ready to adapt to your lifestyle. Imagine hosting elegant dinners, creating a cozy family retreat, or designing a vibrant playroom. The heart of the home lies in the kitchen diner, a culinary haven where delicious meals are created and shared. The adjoining garden room provides a tranquil space to unwind, offering breathtaking views of the expansive rear garden, a perfect spot for quiet reflection or enjoying a good book. The cellar offers a versatile space, ideal for storage or transforming into a bespoke hobby room.

A Sanctuary of Comfort and Flexibility: Ascend the staircase to discover four beautifully proportioned bedrooms, each a haven of serenity. An additional room, accessible from the fourth bedroom, presents a unique opportunity for a fifth bedroom, a dedicated study, or a luxurious dressing room the choice is yours. The family bathroom and separate shower room ensure convenience and comfort for the entire household.

Victorian Grandeur and Outdoor Splendour: The exterior of this distinguished home exudes Victorian charm, with intricate architectural details that enhance its curb appeal. The enclosed, mature rear garden is a horticultural dream, featuring a tapestry of mature trees, shrubs, and bushes. The expansive lawn offers ample space for recreation, while various sheds, a charming seating area, and a greenhouse cater to the avid gardener. The front of the property provides convenient off-road parking for two vehicles.

A Prime Location in Historic Newark: Nestled on a picturesque, tree-lined street off London Road, this property enjoys a sought-after location in Newark. The vibrant town centre, with its array of amenities, is within easy walking distance, while Newark Northgate train station, just a mile away, provides swift connections to London King's Cross in approximately 1 hour and 15 minutes. Excellent transport links to the A1, A17, and A46 further enhance the property's appeal. Newark, a historic market town on the River Trent, offers a rich tapestry of culture and convenience, with Nottingham, Lincoln, Doncaster, and Leicester all within comfortable commuting distance.

This is more than a house; it's a legacy. Discover the charm and potential of this exceptional Victorian home on Harcourt Street.

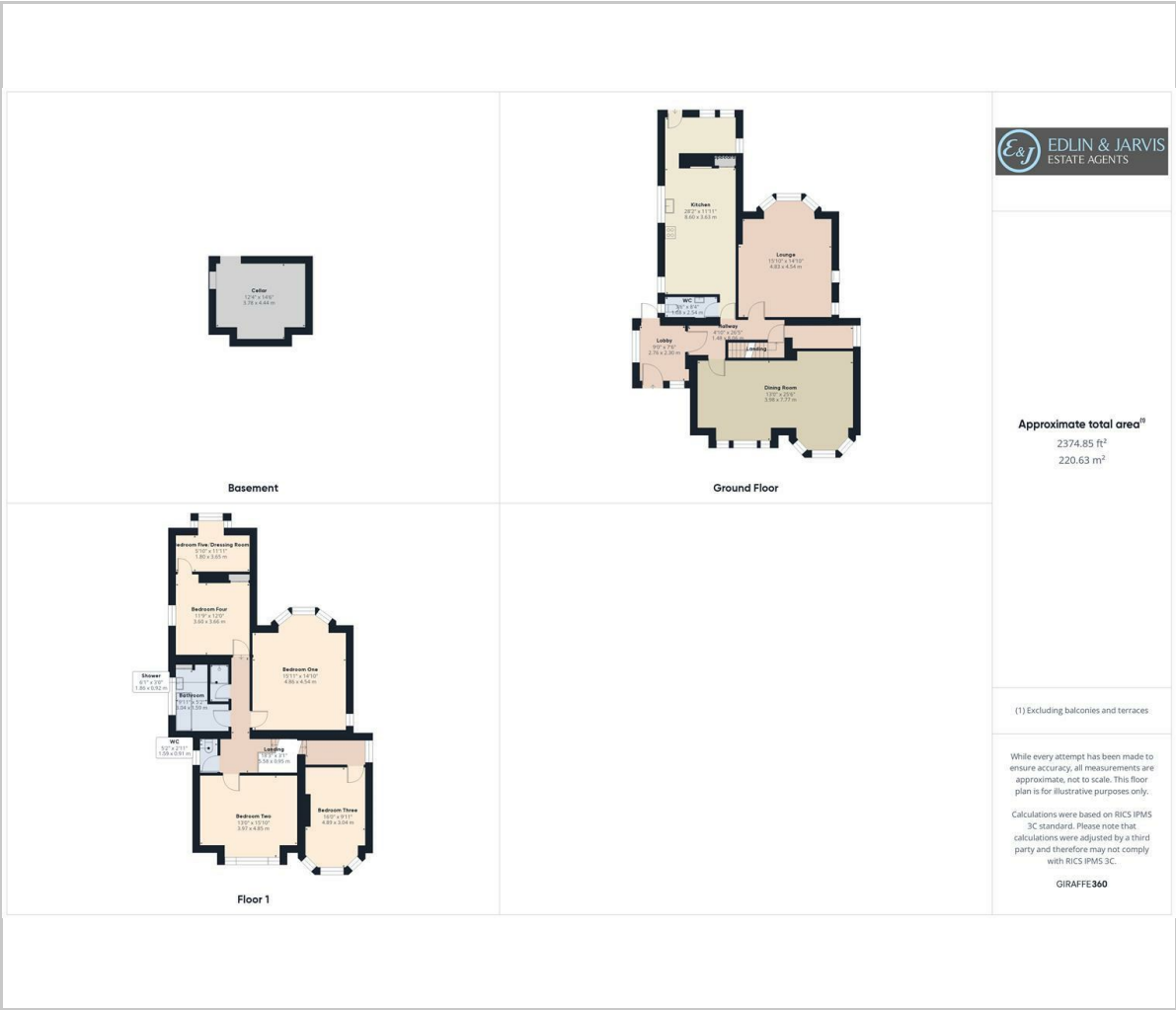




- Lobby**
9'9 x 7'6 (2.97m x 2.29m)
- Entrance Hall**
26'5 x 4'10 (8.05m x 1.47m)
- Lounge**
15'10 x 14'10 (4.83m x 4.52m)
- Dining Room**
25'6 x 13'0 (7.77m x 3.96m)
- Kitchen Diner**
28'2 x 11'11 (8.59m x 3.63m)
- WC**
3'6 x 8'4 (1.07m x 2.54m)
- Garden Room**
- Cellar**
12'4 x 14'6 (3.76m x 4.42m)
- Landing**
- Bedroom One**
15'11 x 14'10 (4.85m x 4.52m)
- Bedroom Two**
13'0 x 15'10 (3.96m x 4.83m)
- Bedroom Three**
16'0 x 9'11 (4.88m x 3.02m)
- Bedroom Four**
11'9 x 12'0 (3.58m x 3.66m)
- Bedroom Five/Dressing Room**
5'10 x 11'11 (1.78m x 3.63m)
- Bathroom**
9'11 x 5'2 (3.02m x 1.57m)
- Shower Room**
6'1 x 3'0 (1.85m x 0.91m)



Floor Plan



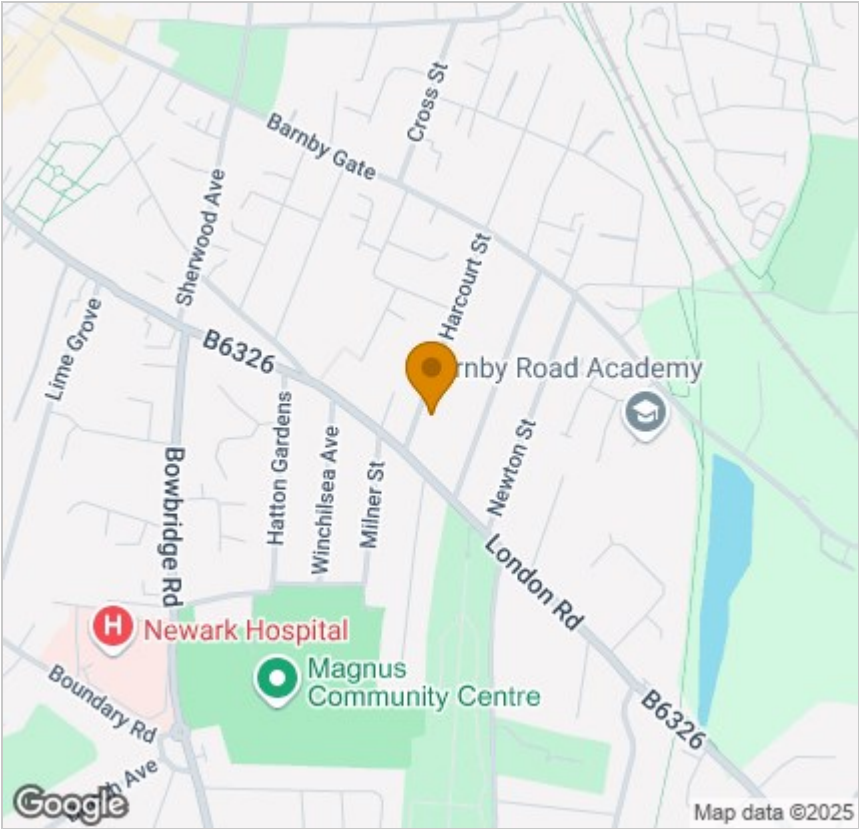
Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

