



Wellington Road, Newark

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 OLIVER REILLY



Wellington Road, Newark

- EXCEPTIONAL TRADITIONAL TOWN HOUSE
- THREE/FOUR SIZEABLE BEDROOMS
- SUPERB TOWN CENTRE LOCATION
- WELL-APPOINTED & BEAUTIFULLY LANDSCAPED GARDEN
- ABUNDANCE OF RETAINED CHARACTER & CONTEMPORARY CHARM
- SPACIOUS & ADAPTABLE FOUR-STOREY LAYOUT
- TWO/THREE COPIOUS RECEPTION ROOMS
- MAGNIFICENT OPEN-PLAN DINING KITCHEN & UTILITY
- DOUBLE GARAGING & CARPORT. VIA SECURE WROUGHT-IRON GATES
- IDEAL LOCATION FOR COMMUTING! Tenure: Freehold. EPC 'tbc'

A HOME OF TRUE DISTINCTION AWAITS..!
This magnificent TOWN CENTRE HOME is the epitome of QUALITY!. From the moment you step inside, you'll be drawn to the abundance of beautifully retained originality, combined with a sleek, stylish and hugely in-keeping contemporary design, that fits the era of the property. This gorgeous Town House is situated on one of Newark's most popular residential streets. Only a moments walk from the Town Centre, a range of amenities, transport links and both train stations. Holding a DIRECT LINK TO LONDON KINGS CROSS TRAIN STATION, via Newark North Gate Station.
In addition to the relentless period features, this bespoke residence boasts an EXPANSIVE & VERSATILE LAYOUT! Spanning in excess of 1,700 square/ft. Set over four spacious floors.
The copious accommodation comprises to the lower ground floor, via: Entrance hall, a BEAUTIFUL BAY-FRONTED DINING ROOM with original (working) fireplace and double doors into a SUPERB OPEN-PLAN DINING KITCHEN, separate utility room with ground floor W.C.
The first floor enjoys a generous hallway, with retained Minton tiled flooring. A LOVELY BAY-FRONTED LOUNGE with Italian Marble fireplace. A separate reception room/ fourth bedroom and a STUNNING MODERN SHOWER ROOM.
The second floor occupies a WONDERFUL BAY-FRONTED MASTER BEDROOM with WALK-IN-WARDROBE and an EN-SUITE SHOWER ROOM.
There is a further double bedroom, which is currently utilised as a home office.
The third floor welcomes a FURTHER DOUBLE BEDROOM and a FABULOUS FOUR-PIECE FAMILY BATHROOM.
Externally, the tastefully landscaped rear garden is PERFECTLY-PROPORTIONED! Hosting a variety of secluded seating/ entertainment spaces and access into an attached timber cabin. Equipped with power and lighting. Secure wrought-iron gates, adjacent to the house lead to a DETACHED DOUBLE GARAGE AND CARPORT. Residents permit parking is also available.
Promising class and quality... BEYOND EXPECTATIONS! This MUST VIEW HOME will not disappoint!!



Guide Price £475,000



ENTRANCE HALL:	15'2 x 3'5 (4.62m x 1.04m)
DINING ROOM: Max measurements provided into bay-window.	15'1 x 11'10 (4.60m x 3.61m)
SUPERB OPEN-PLAN DINING KITCHEN:	15'6 x 13'2 (4.72m x 4.01m)
UTILITY ROOM/ W.C.:	6'8 x 5'7 (2.03m x 1.70m)
FIRST FLOOR HALLWAY/ ENTRANCE:	26'10 x 3'5 (8.18m x 1.04m)
BAY-FRONTED LOUNGE: Max measurements provided into bay-window.	15'1 x 11'10 (4.60m x 3.61m)
SITTING ROOM/ BEDROOM (4):	14'9 x 9'8 (4.50m x 2.95m)
STYLISH MODERN SHOWER ROOM:	5'7 x 5'3 (1.70m x 1.60m)
SECOND FLOOR LANDING:	19'7 x 5'4 (5.97m x 1.63m)
BAY-FRONTED MASTER BEDROOM: Max measurements provided into bay-window.	15'1 x 12'2 (4.60m x 3.71m)
WALK-IN WARDROBE:	9'7 x 4'6 (2.92m x 1.37m)
EN-SUITE SHOWER ROOM:	7'8 x 3'4 (2.34m x 1.02m)
BEDROOM THREE:	10'3 x 8'7 (3.12m x 2.62m)
THIRD FLOOR LANDING:	13'6 x 5'4 (4.11m x 1.63m)
BEDROOM TWO: Max measurements provided.	14'5 x 8'7 (4.39m x 2.62m)
STUNNING FOUR-PIECE BATHROOM: Max measurements provided.	9'4 x 7'9 (2.84m x 2.36m)
DETACHED TIMBER CABIN: Of timber construction, with a pitched slate-effect rubber roof. Providing oak laminate flooring. Equipped with power, lighting and multi-purpose potential Currently setup as a functional home gym.	9'3 x 5'10 (2.82m x 1.78m)
DOUBLE GARAGE: Promoting excellent storage space, via secure metal hinged doors. The garage space and carport are both accessed via a secure/ locked double wrought-iron gated communal entrance. The vendor has confirmed that a £60 communal service charge is paid per year, for use/ up-keep of the external area, in which the garages are situated. For any further information, please speak to the selling agent.	16'8 x 16'3 (5.08m x 4.95m)



21'3 x 17'0 (6.48m x 5.18m)

ATTACHED CARPORT:
Of timber framed construction with a plastic roof. Ensuring covered OFF-STREET PARKING for two vehicles. Access into the double garage.

Residents Permit Parking:
On road parking is available on a first come first served basis, located directly outside the property itself. The vendors pay approximately £35 per annum for a parking pass. Each property can apply for two per household, with a visitor pass also available.

EXTERNALLY:
The property enjoys a wonderful central position, on a highly regarded residential road. Close to the Town Centre. The front aspect provides concrete steps with wrought-iron railings, up to the main front entrance door, an additional concrete staircase down to an additional entrance door, on the lower ground level. The paved frontage provides ensures a useful, low-maintenance space with outside tap, walled front and side boundaries. The BRIGHT, BEAUTIFUL and WELL-APPOINTED rear garden is a magnificent external escape. Accessed via French doors in the dining kitchen, out to an Italian porcelain paved seating/ entertainment area, with external wall light and outside tap. There is access into an attached multi-purpose timer cabin, with two external wall lights. The majority of the garden is laid to lawn, enjoying a lovely range of established plants, bushes shrubs and trees. Including an apple, pear and kiwi tree. The paved pathway leads down to a delightful, secluded and hugely relaxing outdoor entertainment space with in-built paved benches. There are part walled and fenced boundaries. Ensuring a high-degree of privacy, all year round. The property also provides a double garage, located adjacent to the front of the house, via secure wrought-iron double gates.

Approximate Size: 1,705 Square Ft.
Measurements are approximate and for guidance only. This includes the attached cabin.

Services:
Mains water, drainage, and electricity are all connected. The property also provides gas central heating and double glazing throughout, via complementary sliding sash windows.
PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

Tenure: Freehold.
Sold with vacant possession on completion.

Local Authority:
Newark & Sherwood District Council.

Council Tax: Band 'C'

EPC: Energy Performance Rating: 'bbc'- On Order
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Local Information & Amenities:

This property is conveniently located in a highly sought after residential location, in a conservation area. Newark-on-Trent has many tourist attractions and has many events taking place on the showground, one of the biggest being the famous antiques fairs attracting visitors from all over the globe. Adjacent to the showground is the Newark Air Museum which also has open days to the public. There are many well known shops, public houses, boutiques, restaurants and attractions in the town with the market place overlooked by the attractive Georgian Town Hall. There is a fast track railway link to London Kings Cross from Newark North gate station, in approximately 1 hour 15 minutes. There is also access to Lincoln and Nottingham via Newark Castle station.

Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

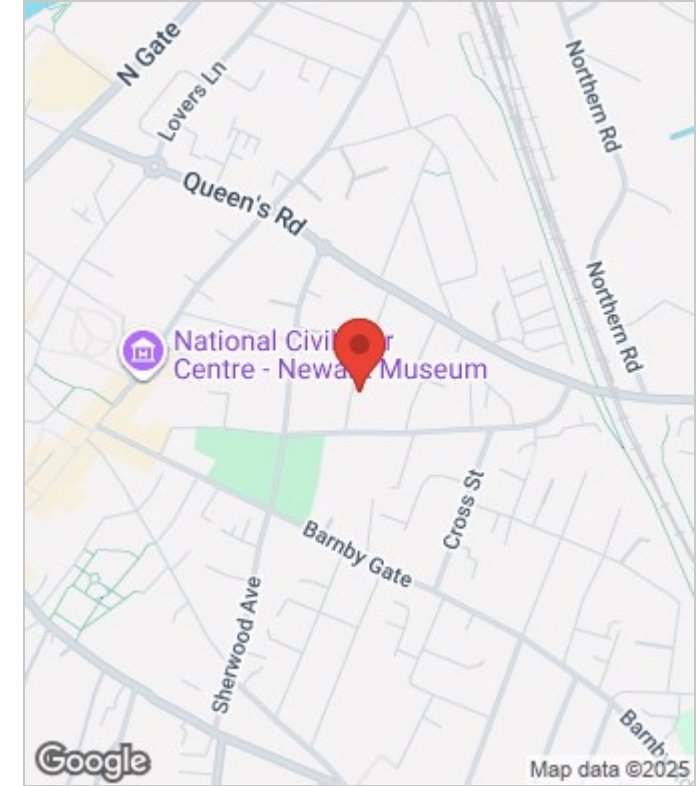
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:

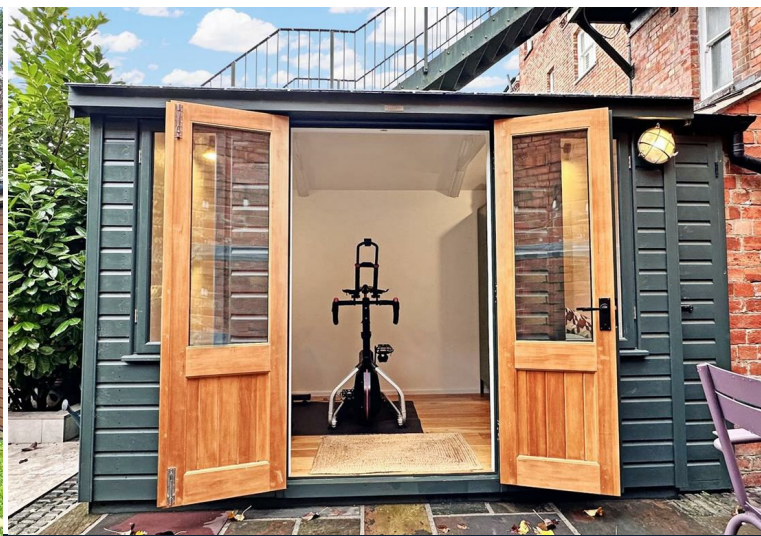
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.







DOUBLE GARAGE



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

