



Newton Street, Newark

 2  2  2  2 D.

 OLIVER REILLY



Newton Street, Newark

- STUNNING TERRACE HOME
- DESIRABLE CENTRAL LOCATION
- STUNNING MODERN KITCHEN
- DELIGHTFULLY PRIVATE ENCLOSED GARDEN
- WALKING DISTANCE TO TOWN CENTRE & AMENITIES
- TWO DOUBLE BEDROOMS
- TWO SIZEABLE RECEPTION ROOMS
- GF W.C. FIRST FLOOR EN-SUITE & BATHROOM
- IMMACULATELY PRESENTED THROUGHOUT
- VIEWING ESSENTIAL! Tenure: Freehold. EPC 'D'

BLINK... AND YOU'LL MISS IT!...
SIMPLY SUBLIME..!

Words fail to replicate the sheer CLASS AND QUALITY of this eye-catching traditional bay-fronted terrace home. Conveniently situated in the fashionable London Road vicinity, located withing comfortable walking distance to Newark Town Centre. Close to a wide variety of excellent local amenities and transport links, including access to LONDON KINGS CROSS STATION. Via Newark North Gate Station.

This fabulous residence showcases the perfect bend of retained character and contemporary design, presented to the HIGHEST OF STANDARDS.

The substantial internal layout stands in excess of 1,000 square/ft and comprises: Entrance hall, generous bay-fronted lounge with complementary original fireplace with a working open-fire, an equally sizeable dining room with solid wooden Parquet flooring, inset log burner and double doors opening into a GORGEOUS 16FT MODERN KITCHEN with under-floor heating and separate ground floor W.C.

The large first floor landing hosts TWO DOUBLE BEDROOMS, both with fitted wardrobes/ storage cupboards. The master bedroom is enhanced by a wonderful MODERN EN-SUITE SHOWER ROOM. The icing on the cake HAS TO BE... The MAGNIFICENT FOUR-PIECE BATHROOM, with claw-foot, roll-top bath. Sympathetic to the era of the property.

Externally, the delightful, low-maintenance and fully enclosed courtyard garden creates a perfect TRANQUIL ESCAPE. Retaining a high-degree of privacy!

Further benefits of this beautifully bespoke home include uPVC double glazing throughout and gas central heating, via a modern combination boiler.

This impeccable home truly SETS THE STANDARD from the outset and simply MUST BE VIEWED, in order to be fully appreciated. We promise you won't leave disappointed!



ENTRANCE HALL: 4'4 x 3'2 (1.32m x 0.97m)
Accessed via a uPVC side entrance door, providing complementary original tiled flooring, carpeted stairs rising to the first floor. Ceiling light fitting, smoke alarm and access into both sizeable reception rooms, via oak internal doors.

BAY-FRONTED LOUNGE: 15'6 x 12'3 (4.72m x 3.73m)
A generous reception room, located at the front of the house, with complementary stripped matt varnished wooden floorboards. A ceiling rose with light fitting, original architrave, two double panel radiators, TV point, high-level skirting boards, a central cast-iron feature fireplace housing an original working open fire with inset tiled hearth and decorative surround. Two bespoke fitted cupboards provide access to the electrical RCD consumer unit and electricity meter. Part paned uPVC double glazed windows to the front elevation via a walk-in bay. Max measurements provided into bay-window.

DINING ROOM: 12'3 x 12'3 (3.73m x 3.73m)
A further delightful and equally spacious reception room, providing solid wooden Parquet flooring, a ceiling light fitting, large double panel radiator, picture rails, useful under-stairs storage cupboard and a central feature fireplace housing an inset log burner with raised, granite hearth and ceramic oak-effect mantle above. uPVC double glazed window to the rear elevation. Access into the large modern kitchen, via complementary obscure paned oak double doors.

SPACIOUS CONTEMPORARY KITCHEN: 16'3 x 7'9 (4.95m x 2.36m)
Of stunning modern design! Providing patterned ceramic tiled flooring with UNDER-FLOOR HEATING and wall mounted control panel. The extensive and contemporary shaker-style kitchen houses a vast range of fitted wall, drawer and base units with oak flat-edge work surfaces over. Inset 1.5 bowl sink with chrome mixer tap and drainer. Integrated electric oven with four ring gas hob over, glass splash back and stainless steel extractor hood above. Integrated washer dryer. Provision for an under counter dishwasher and freestanding fridge freezer. Recessed ceiling spotlights, two uPVC double glazed windows to the side elevation. An obscure uPVC double glazed side door opens out to the fully enclosed and low maintenance garden. Internal access into the ground floor W.C.

GROUND FLOOR W.C: 7'9 x 2'7 (2.36m x 0.79m)
Accessed via an oak internal door. With complementary patterned tiled flooring. Providing a low-level W.C with push-button flush, a white ceramic wash hand basin with chrome mixer tap. Inset to a fitted vanity storage unit. Double panel radiator, ceiling light fitting, obscure uPVC double glazed window to the rear elevation.

FIRST FLOOR LANDING: 23'7 x 3'3 (7.19m x 0.99m)
With an open-spindle balustrade, carpeted flooring, two ceiling light fittings, a double panel radiator, access into the family bathroom and both DOUBLE bedrooms. Max measurements provided.

MASTER BEDROOM: 12'5 x 12'4 (3.78m x 3.76m)
A lovely DOUBLE bedroom, located at the rear of the house. Providing exposed wooden floorboards, high-level skirting boards, a ceiling light fitting, smoke alarm, complementary cast-iron feature fireplace, low-level double panel radiator and a fitted cupboard, housing the modern 'BAXI' gas combination boiler, installed within the last 3 years. uPVC double glazed window to the rear elevation. Open-access through to the en-suite shower room.



EN-SUITE SHOWER ROOM:

Of eye-catching modern design. Providing patterned tile-effect vinyl flooring. A corner fitted shower cubicle with electric shower facility and floor to ceiling ceramic wall tiled splash backs. Low-level W.C with push-button flush and a pedestal wash hand basin with chrome mixer tap and partial wall tiled splash backs. Double panel radiator, ceiling light fitting, internal window to the side elevation into the landing. Obscure uPVC double glazed window to the left side elevation.

7'10 x 4'7 (2.39m x 1.40m)

BEDROOM TWO:

A generous DOUBLE bedroom located at the front of the house, providing exposed waxed wooden floorboards, high-level skirting boards, a ceiling light fitting, smoke alarm, low-level double panel radiator, complementary cast-iron feature fireplace with inset Victorian tiled hearth. Useful over-stairs storage cupboard with light fitting. Part paned uPVC double glazed window to the front elevation.

12'3 x 12'3 (3.73m x 3.73m)

SUBLIME FOUR-PIECE BATHROOM:

Of stylish traditional design with a highly attractive modern-day twist! Providing traditional patterned ceramic tiled flooring. The stunning four-piece suite comprises: Freestanding claw-foot roll-top bath with high-rise chrome mixer tap and handheld overhead shower facility. A large fitted shower cubicle with mains shower facility, handheld shower head and additional rainfall-effect shower head above, with ceramic patterned floor to ceiling wall tiling behind. Pedestal wash hand basin with chrome mixer tap, low-level W.C with levered flush. Complementary medium height wall panelling. Traditional Victorian-style column radiator/heated towel rail. Recessed ceiling spotlights, extractor fan and loft hatch access point, with pull-down ladder and boarding. Part obscure uPVC double glazed window to the rear elevation.

11'6 x 7'8 (3.51m x 2.34m)

EXTERNALLY:

The front aspect provides a low maintenance graveled frontage with a low-level walled for the front boundary. A shared concrete pathway with external wall light leads to the main entrance door and also down to a timber gate, opening into the beautifully maintained, low maintenance garden. Extensively paved with gravelled borders. Retaining a high-degree of privacy. Creating the perfect tranquil escape! There is an outside tap, external light, fully fenced side and rear boundaries. PLEASE NOTE: There is NO SHARED ACCESS over the properties rear garden.

Approximate Size: 1,020 Square Ft.

Measurements are approximate and for guidance only.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a modern combination boiler, installed within the last 3 years and uPVC double glazing throughout. 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 'A'

EPC: Energy Performance Rating: 'D' (63)

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, within close proximity and walking distance into the Town Centre. 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.

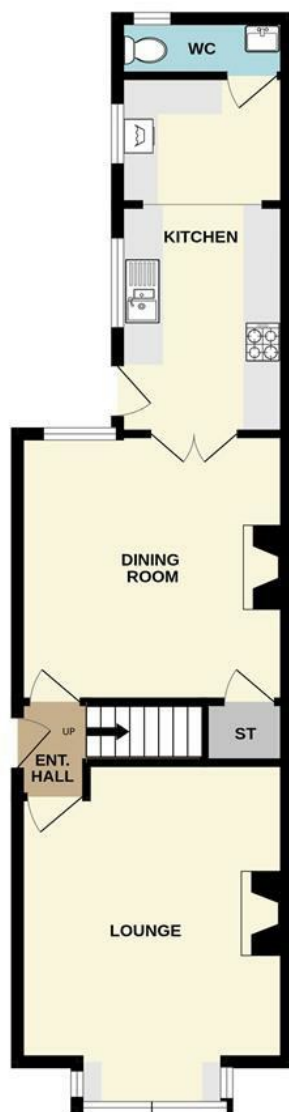
Draft Details-Awaiting Approval:

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.





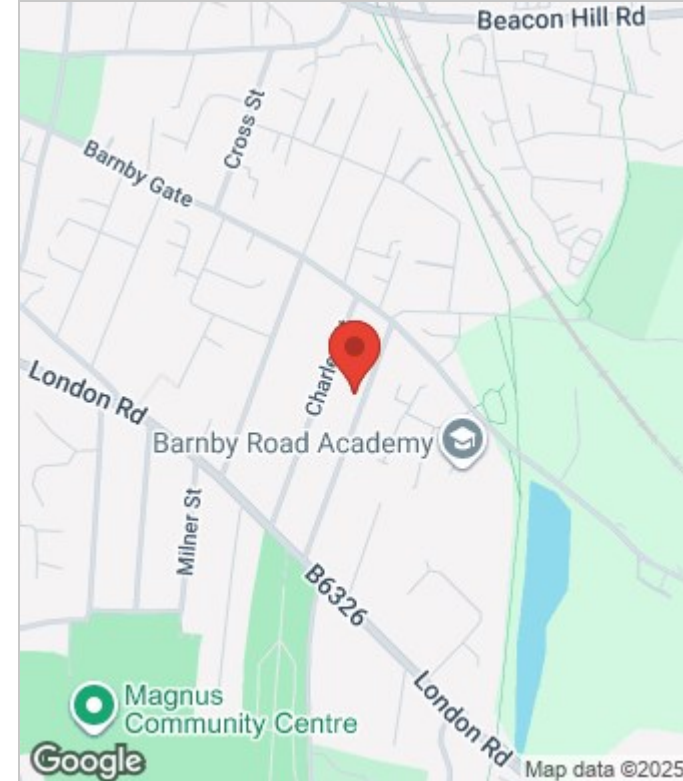
GROUND FLOOR



1ST FLOOR



OLIVER REILLY



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 