



**The Green, 10 Beacon Hill Road, Newark,
NG24 1NU**

Guide Price £800,000 - £825,000

Tel: 01636 611811

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

**** PRICE GUIDE £750,000 - £775,000 ****

A fine period Family Home with 6 Bedrooms, offering 5,691 sq.ft of Living Accommodation set in around 0.4 acre of Secluded Landscaped Gardens, within walking distance of Newark Town Centre.

The accommodation has the benefit of a gas fired central heating system and is suitable for a large family or those seeking a home with potential annexe space; suitable for multi generational living, home working or a small business (subject to planning).

Very well presented throughout and featuring period detailing, the accommodation briefly comprises; Ground Floor Entrance Hallway with staircase, Inner Hall, WC and separate Cloaks Room, Sitting Room, Family Room, Drawing Room, Dining Room, Day Room, Conservatory, Kitchen, Utility Room, Games Room, Store Room, Garden Room and En-suite Shower Room, there are also 2 cellar compartments. On the First Floor, there are 6 Bedrooms, Study or Bedroom 7, 2 En-Suites and a Family Bathroom.

Outside is a driveway with ample off road parking and turning space, with the landscaped rear garden offering patio terraces and spacious areas of lawn within a secluded environment, creating a haven not too far from the town and a variety of amenities.

Newark is an attractive market town within commuting distance of Nottingham and Lincoln. There is easy access to the A1 and A46 dual carriageways which allow fast journey times to Nottingham, Lincoln and Leicester. There are excellent bus and rail links to Nottingham and Lincoln. Fast trains are available from Newark Northgate station with a journey time to London King's Cross of approximately 75 minutes. Newark has excellent town centre amenities which include Asda, Morrisons, Aldi, Waitrose and M&S Food supermarkets, an attractive Georgian market square which holds regular markets and a variety of niche and chain shops, quality bars, restaurants and cafes including Costa and Starbucks. There is primary and secondary schooling of good repute and a general hospital.

This fine detached period home is constructed of brick elevations under a slate roof covering with a flat roof extension to the side and arranged over 2 levels which can be described in further detail as follows:

GROUND FLOOR

ENTRANCE HALL

30'2" x 6'4" (9.2 x 1.95)

Period wood panelled front entrance door, two radiators. Period detailing includes dado rail, original cornice and ceiling rose, arched reveal, panelled staircase with bannister rail and pine ballustrades.

SITTING ROOM

16'1 x 15'6 (4.90m x 4.72m)



Measured into the bay and recess.

Period marble fire surround, cast iron open fireplace and grate, period tiling to hearth, walk-in bay with box sash window to the front elevation. Two Victorian cast iron radiators, period ceiling cornice.

FAMILY ROOM/STUDY

15'11 x 15'8 (4.85m x 4.78m)

Measured into bay window and recess.

Attractive stone fireplace with decorative detail, marble fireplace and hearth. Period cornice, two Victorian cast iron radiators. Walk-in bay with box sash window to the front elevation.

DRAWING ROOM

22'10 x 13' (6.96m x 3.96m)



Wooden fire surround, granite fire surround and hearth with open fireplace. Coved ceiling, box sash window to the rear elevation, two Victorian cast iron radiators, wall lights, TV point.

REAR HALLWAY

12'10" x 3'7" (3.92 x 1.1)

CLOAKROOM

8'3 x 6'11 (2.51m x 2.11m)

Window to the side elevation, radiator, panelled dado. Two wall cupboards with cloaks area below with hanging rail. Recess with unvented hot water cylinder/heater.

WC

8'2 x 4'6 (2.49m x 1.37m)

With panelled dado, Charlotte wash hand basin and low suite WC, window to the side elevation, radiator, Manrose extractor fan.

DINING ROOM

24'11 x 12'4 (7.59m x 3.76m)



Engineering oak flooring, radiator, LED ceiling lights, two windows to the side elevation, door and two small side windows giving access to the Conservatory. Open plan to Day Room.

DAY ROOM

11'11 x 10'10 (3.63m x 3.30m)

With vinyl floor covering, radiator, window to the side elevation.

CONSERVATORY

18'3 x 11'10 + 6'10 x 6'10 (5.56m x 3.61m + 2.08m x 2.08m)



Constructed with a brick base, wooden double glazed upright units and sloping roof. French doors give access to the rear patio terrace and garden. Terracotta and slate design floor tiling. Two radiators.

KITCHEN LOBBY

8'0" x 6'9" (2.45 x 2.06)

Radiator, vinyl flooring, halogen down light. Porch with storage cupboard and side door leading to the garden. Squared opening to the Kitchen.

KITCHEN

17'2 x 12'3 (5.23m x 3.73m)



With double panelled radiator, double glazed windows to the rear and side elevations overlooking the garden. Space for a dining table, vinyl flooring. A range of fitted modern units comprise base cupboards and drawers, built-in dishwasher and fridge, working surfaces over, inset stainless steel 1.5 bowl sink and drainer with Quooker boiling water tap. Laminated splash back return, wall cupboards, Nexus cooking range with gas hob and electric ovens. Stainless steel splash back with extractor over.

FRONT LOBBY

With door to the front elevation.

UTILITY ROOM

9'5 x 8'2 + 10'5 x 8' (2.87m x 2.49m + 3.18m x 2.44m)
'L' shaped room with two windows to the front elevation, plumbing for washing machine, dishwasher and tumble dryer vent, working surface, stainless steel wash hand basin inset with mixer tap. Wall mounted shelving, radiator.

GAMES ROOM

24'1 x 23'10 + 9'4 x 8'8 (7.34m x 7.26m + 2.84m x 2.64m)



This room is situated in the single storey extension which was originally constructed to house a doctors surgery. This room offers the potential to form a separate ground floor annexe. Four radiators, two UPVC triple glazed windows to the side elevation. Flooring is part carpet with the main area having attractive wooden parquet flooring and a further area has laminate flooring and connecting door to the Garden Room.

STORE ROOM

8'4 x 3'4 (2.54m x 1.02m)

A large and useful walk-in store room.

GARDEN ROOM

21'2 x 17'5 (6.45m x 5.31m)



With two French doors accessing the wraparound patio terrace and secluded rear garden. Two double panelled radiators, two double glazed windows, laminate floor covering, dado, ceiling lights. If required, this room could also be utilised as a ground floor bedroom with en-suite facilities.

EN-SUITE SHOWER ROOM

8'4 x 8' (2.54m x 2.44m)

Shower cubicle with screen and folding door, tiling to walls, overhead shower and wall mounted controls. White suite with low suite WC and pedestal wash hand basin, extractor fan, radiator.

CELLAR ROOM ONE

13'9 x 13'1 (4.19m x 3.99m)

CELLAR ROOM TWO

13' x 11'10 (3.96m x 3.61m)

Gas fired central heating boiler fitted in 2007.

FIRST FLOOR

LANDING

27'6" x 6'10" (8.4 x 2.1)



Split level landing with a box sash window at the rear, allowing views along the secluded garden. Radiator.

BEDROOM ONE

22'9 x 12'9 (6.93m x 3.89m)



Box sash window to the rear elevation with views of the garden. Period fire surround, coved ceiling, two radiators, built-in double wardrobe and wall mounted cupboard.

EN-SUITE BATHROOM

13'3 x 12'11 (4.04m x 3.94m)



A very stylish bathroom suite arranged over a split level floor with a high quality white suite comprising; Villeroy & Boch bath, walk-in shower cubicle with obscure glass screen, overhead rain head shower and a hand shower, both arranged on the raised tiled plinth. Durivit wash hand basin, granite counter, quality wooden vanity cabinet below. Part tiled walls with marble tiles, marble tiling to the floor with electric warm up underfloor heating. Three chrome towel radiators, low suite WC, box sash window to the front elevation, original cast iron hob fireplace range with a wooden fire surround.

BEDROOM TWO

14'3 x 11'9 (4.34m x 3.58m)



Box sash window to the front elevation, built-in double wardrobe with glazed doors, original cast iron hob fireplace with wooden period fire surround. Radiator.

EN-SUITE SHOWER ROOM

9'1 x 7'1 (2.77m x 2.16m)

White suite comprising low suite WC, pedestal wash hand basin, Quadrant design double shower enclosure with rain head and hand shower, glass screen and sliding door. Tiling to walls, chrome towel radiator, central heating radiator, ceramic tiled floor, extractor fan, box sash window to the front elevation.

BEDROOM THREE

12'2 x 11'5 (3.71m x 3.48m)



With double glazed window to the side elevation, double panelled radiator. Original hob fireplace and period wood fire surround. Built-in cupboard.

FAMILY BATHROOM

11'3 x 8'1 (3.43m x 2.46m)



Travertine tiling to the floor with electric under floor heating. Travertine tiling to walls, double glazed window to the side elevation, halogen down lights, extractor fan. A modern white suite comprises; pedestal wash hand basin, low suite WC, panelled bath, walk-in double shower

cubicle with low threshold tray and drying area, glass screen, rain shower over and a hand shower, two chrome towel radiators.

REAR LANDING

38'3" x 2'9" (11.66 x 0.86)

Two radiators, two Velux roof lights, one Sash window to the side elevation, walk-in airing cupboard with radiator and slatted shelving.

BEDROOM FOUR

18' x 12'1" (5.49m x 3.68m)



Radiator, windows to the rear and side elevations with pleasant views of the garden. Vaulted ceiling and ceiling lights.

BEDROOM FIVE

14' x 8'9" (4.27m x 2.67m)

Radiator, laminate flooring, window to the side elevation.

BEDROOM SIX/STUDY

8'3 x 7'1" (2.51m x 2.16m)

With radiator, window to the side elevation, vaulted ceiling.

BEDROOM SEVEN

8'7 x 8'6" (2.62m x 2.59m)

With window to the side elevation and radiator.

OUTSIDE



To the front there is a brick built boundary wall with wrought iron railings. An entrance leads to a spacious block paved driveway with ample parking for 4 vehicles directly to the front of the house. The driveway extends to the side to allow further parking and there is a set of centre opening wrought iron gates leading to a secure block paved parking area in an enclosure at the side of the house where there is further parking for up to 4 vehicles.

REAR GARDENS



To the rear of the house there are secure, secluded and spacious gardens which have been landscaped and laid out

to a high standard. There is a part enclosed paved patio terrace with raised planters and stone retaining walls, borders with shrubs, access doors to the conservatory and kitchen. A path leads to a level wraparound block paved patio terrace which can be accessed from the garden room extension.

The majority of the gardens are laid to lawn with a gravelled area housing a stone table with stone blocks arranged as stools. A border planted with shrubs part divides the garden with the most secluded part of the garden extending to the rear boundary with a wall along the rear and to the western side. A trellis framework forms a tunnel with a paved path leading to an area of garden with a greenhouse, timber built garden shed, vegetable plot, crazy paved patio area and a gazebo with thatched roof canopy. In total the property stands in approximately 0.4 acres.



10 Beacon Hill Road, Newark
Approximate Gross Internal Area = 529 sq.m/5691 sq.ft

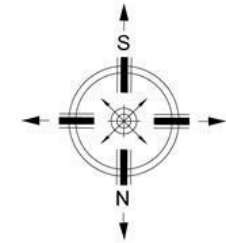
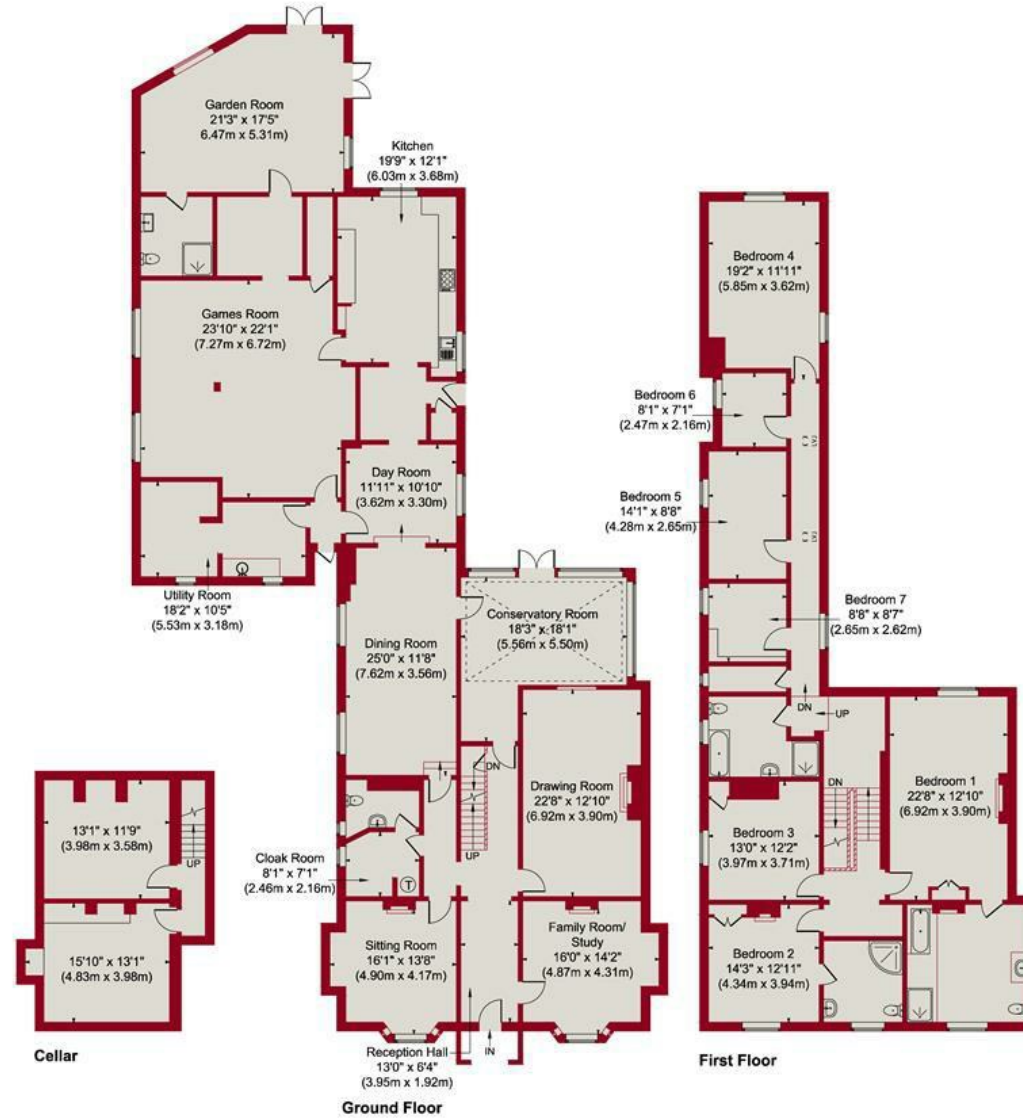
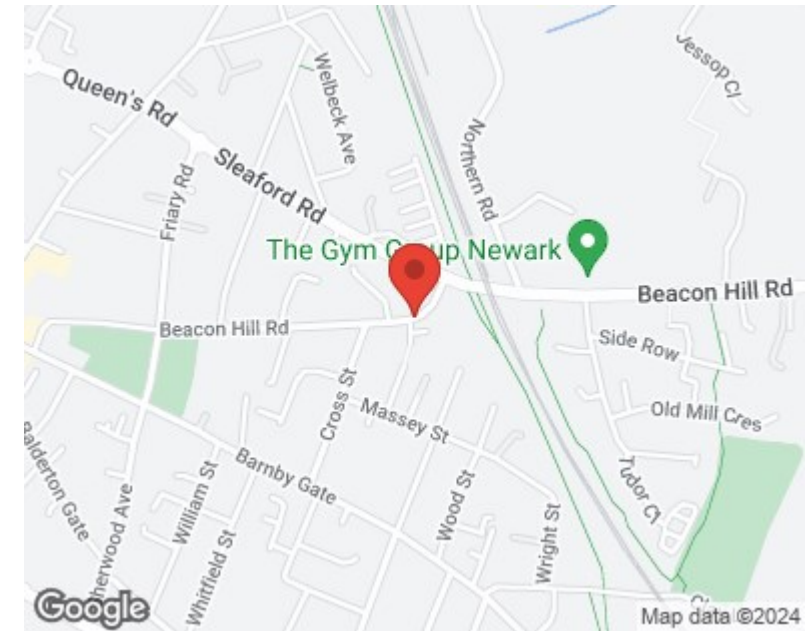


Illustration for identification purposes only, measurements are approximate, not to scale.
 JonHolmesPhotography © 2023





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		75
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01636 611811



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

35 Kirkgate,
Newark NG24 1AD
Tel: 01636 611811
Email: newark@richardwatkinson.co.uk



Surveyors, Estate Agents, Valuers, Auctioneers