



9 Beacon Hill Road, Newark, NG24 1NT

£595,000

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PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

A gracious four bedroom detached town residence and probably one of the most attractive medium sized town houses in Newark. The house has undergone extensive refurbishment with the addition of an architect designed extension forming a comfortable family garden room transforming it to suit modern multi-generational family living with the added convenience of a ground floor bedroom and en-suite shower room.

The property offers around 2248 sq. ft of living accommodation which includes entrance porch, entrance hall, comfortable sitting room, dining room, bedroom four/snug sitting room with the convenience of an en-suite shower room, inner hall, breakfast room, kitchen fitted with quality bespoke units, garden sitting room extension with wood burning stove and patio doors connecting to landscaped courtyard gardens.

Moving to the first floor there is a spacious landing, bedroom one with en-suite shower room, two further double bedrooms, a family bathroom and separate WC.

The property is well positioned, has a background of mature trees forming part of an adjacent Victorian garden and is situated in a prime residential area five minutes walking distance from Newark town centre. The attractive frontage, with wrought iron railings and an entrance gate, lead to a gravelled driveway providing ample off road parking for two cars. The landscaped gardens by Chelsea Flower Show Gold winning designers are enclosed and located at the rear of the property. The former outbuilding has been insulated and converted to provide a home office or studio, ideal for home working.

The property would suit those seeking a period family home with flexible living accommodation close to the town centre amenities and mainline railway station offering fast trains to London. Beacon Hill Road is a highly regarded residential area with the convenience of town centre amenities within walking distance. Newark Northgate railway station is close by and 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 a recently opened M&S food hall and there are several supermarkets including Waitrose, Morrisons, Asda and Aldi.

The property is constructed in a local stone with part brick, part rendered elevations under a slate roof. Part of the property is believed to date back to the Georgian period and may have served as a Gate Lodge for the Queen Anne House located near the property. The later extensions to the property are likely to be Edwardian and a superb architect designed garden room extension which is timber framed with chestnut cladding under a zinc roof covering was added in 2010. The central heating system is gas fired. High quality replacement wood framed double glazed windows by George Barnsdale were fitted to the bays in circa 2016. The living accommodation is arranged over two levels and can be described in further details as follows:

GROUND FLOOR

ENTRANCE VESTIBULE

With Gothic style woodwork and fine panelled entrance door with leaded lights and arched window over leads to the reception hall.



RECEPTION HALL

18' x 5'7 (5.49m x 1.70m)



Painted floorboards, staircase leading to first floor with cupboard below, radiator. Finely moulded ceiling cornice and wood carving, and moulded columns with fluting form an archway to the rear hallway.

REAR HALLWAY

10' x 3'3 (3.05m x 0.99m)



Recess with fitted bookshelf.

PRINCIPAL SITTING ROOM

16'4 x 15'3 (4.98m x 4.65m)



This fine room is likely to be an Edwardian extension and is characterised by the high ceiling with fine moulded cornice. Open fireplace with original fire surround, cast iron grate and tiled hearth. A walk-in bay with replacement double glazed wood framed George Barnsdale window floods this lovely room with natural light. Wall mounted plate racks, double panelled radiator.



DINING ROOM

15'2 x 11'11 (4.62m x 3.63m)

Walk-in bay with replacement wood frame double glazed George Barnsdale window to the front elevation allows ample natural light. Original painted pine panelled dado. Double panelled radiator, reveal with glass shelving, moulded ceiling cornice.

BEDROOM FOUR/SNUG SITTING ROOM

17'4 x 11'11 (5.28m x 3.63m)



This versatile room can be used as a ground floor bedroom if required and has the added convenience of an en-suite shower room. Alternatively it is a comfortable sitting room.

To the side elevation is a walk in bay with replacement wood frame double glazed George Barnsdale window. Reclaimed marble fire surround and tiled hearth, dado and moulded ceiling cornice. Painted floorboards, radiator.

EN-SUITE SHOWER ROOM/CLOAKROOM

11'6 x 4'7 (3.51m x 1.40m)



This convenient ground floor shower room has a Jack and Jill arrangement with doors connecting to hallway and bedroom four/snug sitting room. This room is well appointed with a quality white suite comprising low suite WC, wash hand basin with chrome mixer tap, a double shower cubicle with glass screen, shower tray, rainhead and hand shower. The walls are fully tiled with porcelain marble design tiles complimented by further tiling to a herringbone design. High grade vinyl herringbone design flooring, LED ceiling lights, wall mounted chrome ladder design heated towel rail.

BREAKFAST ROOM

11'10 x 9'3 (3.61m x 2.82m)



Reclaimed period fire surround and tiled hearth, original built-in floor to ceiling fireside cupboard with shelving, walk-in store cupboard, secondary glazed sash window to side elevation, painted floorboards. Ceiling cornice, radiator. Door leading to utility cupboard/room.

KITCHEN

18'11 x 7'5 (5.77m x 2.26m)



Wood framed double glazed window to rear elevation, ceramic floor tiling, useful walk-in pantry with shelving, range of well appointed solid wood handmade inframe design kitchen units including base cupboards and drawer

with solid walnut wood working surfaces, twin Belfast sink with mixer tap. Additionally there are preparation units which include stainless steel base cupboards, shelving and working surfaces over. Britannia professional cooking range with gas hob, electric oven and extractor over, LED downlights. Wood glazed external door, porcelain floor tiling.



GARDEN ROOM

20'10 x 13'10 (6.35m x 4.22m)



This fine garden sitting room extension was designed by local architect Richard Haig constructed with sustainable timber frame and chestnut cladding under a zinc roof. This

comfortable room has limestone floor tiles with electric underfloor heating and a Jotul wood burning pedestal stove, feature stone wall and Cafferata brick window reveal, vaulted ceiling with six Velux roof lights allowing ample natural light. Scandanavian Rational wood double glazed picture windows and patio doors to both sides of this room allow access to the secluded landscaped courtyard garden areas.



FIRST FLOOR

MAIN LANDING

23'11 x 5'7 (7.29m x 1.70m)
(measurement includes the stairwell)



The spacious landing connects to the bedrooms and has painted floorboards, stained glass leaded light window with secondary glazing to the side elevation, radiator.

REAR LANDING

16'5 x 3'4 (5.00m x 1.02m)

Arched reveal and built in cupboard, painted floorboards.

BEDROOM ONE

15'6 x 11'11 (4.72m x 3.63m)



This comfortable double bedroom has walk-in bay with replacement wood frame double glazed George Barnsdale window, traditional style radiator, recess with fitted bookshelves. Exposed and painted floorboards, vaulted ceiling.



EN-SUITE

11'5 x 6'1 (3.48m x 1.85m)



This well appointed shower room has a quality white suite including low suite WC, twin Butler's style countertop basins both having wall mounted chrome Pesler taps over, counter top, vanity unit beneath with base cupboards and drawers. Walk-in double shower cubicle with tray, glass screen, wall mounted chrome controls, hand shower and overhead rain shower. Porcelain marble design wall tiling with feature wall with Herringbone design tiling, wall mounted chrome ladder design towel radiator. High grade vinyl herringbone design flooring. LED ceiling lights, secondary glazed window to rear elevation.



BEDROOM TWO

15'7 x 11'11 (4.75m x 3.63m)

This comfortable double bedroom has a walk-in bay with replacement wood frame double glazed George Barnsdale window, radiator, part wood panelling to the walls

BEDROOM THREE

11'10 x 11'5 (3.61m x 3.48m)



UPVC double glazed window to rear elevation, recess with fitted bookshelves, exposed floorboards, radiator.

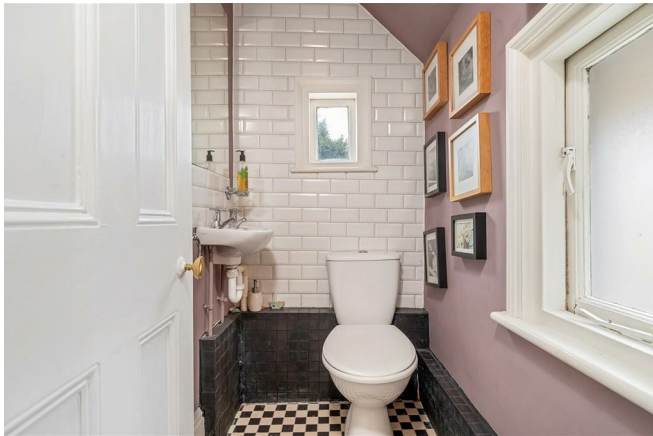


EN-SUITE DRESSING ROOM

6' x 4'9 (1.83m x 1.45m)

Arch reveal with original leaded light stained glass window, roof light.

WC



White suite with low suite WC and wash hand basin. Metro style wall tiling and mosaic floor tiling.

FAMILY BATHROOM

8'1 x 7'11 (2.46m x 2.41m)



This well appointed bathroom has a white suite including low suite WC, a Butler's style countertop basin set on a tiled counter and a freestanding cast iron roll top bath fitted with a mixer tap and hand shower attachment. Additionally there is a ceiling mounted rain shower over. Mosaic style tiling to the floor and metro style tiling to the walls. Arch reveal with box sash window. Built in airing cupboard housing the hot water tank.



OUTSIDE

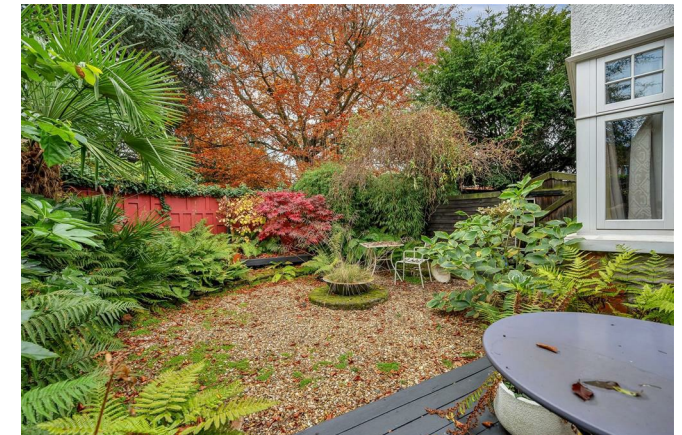
HOME OFFICE

13'4 x 7'4 (4.06m x 2.24m)



This former outhouse has been insulated and converted to provide a work from home space, studio or hobbies room. There is a Velux roof light, two wood framed double glazed windows, vaulted ceiling and timber flooring.

GARDENS



The gardens consist of two enclosed and secluded courtyard style areas landscaped by Chelsea Flower show Gold winning designers planted with shrubs which present all year round greenery and laid out with decking and gravelled areas, ideal for entertaining outdoors. Both areas are low maintenance, offer a good degree of privacy and

connect to the garden room extension via patio doors. To the frontage are wrought iron rails and an electrically operated sliding entrance gate leading to a forecourt with gravel driveway and ample parking for two cars. There is also a side entrance gate giving access to the kitchen.



TENURE

The property is freehold.

POSSESSION

Vacant possession will be given on completion.

VIEWING

Strictly by appointment with the selling agents.

MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

COUNCIL TAX

The property comes under Newark and Sherwood District Council Tax Band F.

Ground Floor

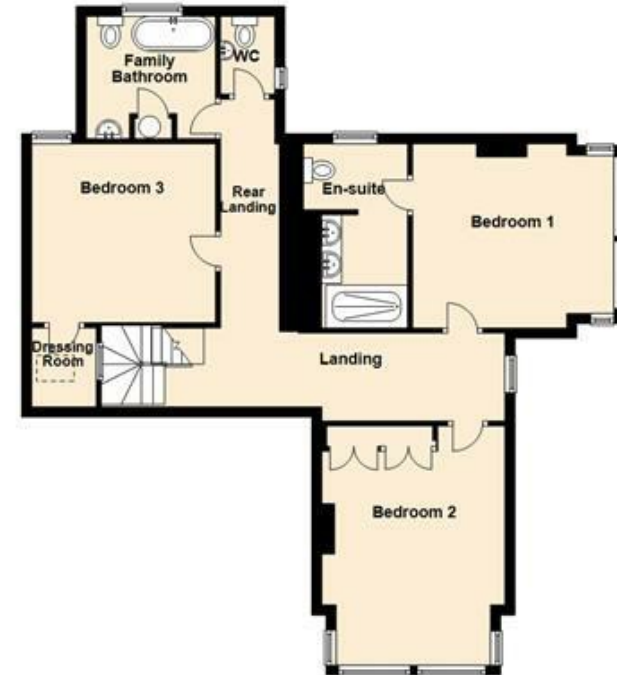
Approx. 154.6 sq. metres (1664.5 sq. feet)



Total area: approx. 238.6 sq. metres (2568.8 sq. feet)

First Floor

Approx. 84.0 sq. metres (904.3 sq. feet)





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		
		73
	52	
England & Wales		EU Directive 2002/91/EC



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



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