



19 Coopers Yard, Newark, NG24 4UH

£249,500
Tel: 01636 611811

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

A superbly refurbished riverside located three bedroom mid terrace family home situated in the Mill Gate conservation area within walking distance of Newark town centre and excellent local amenities. The property has been refurbished to a high standard with redecoration and new carpets throughout, new kitchen units, bathroom suite and the convenience of a stylish new ground floor shower room has been added. The living accommodation benefits from a gas fired central heating system and double glazed windows.

The accommodation includes entrance hall, shower room with new white suite and tiling and bedroom 3/study. Moving to the first floor the living and dining room has French doors giving access to a balcony with superb river views. The kitchen has been refitted with stylish matt grey units and appliances including oven, hob, extractor and dishwasher. On the second floor there are two double bedrooms and a bathroom which has been refitted with a new white suite including bath with shower over, Butler's sink with vanity unit and WC, all complimented by stylish marble design wall tiling.

Outside, to the front, there is a driveway with car parking leading to an integral single garage. To the rear there is an enclosed garden with lawn and a small patio terrace. The property enjoys views of the River Trent and weir.

The property is superbly presented throughout and would be ideal for a professional person, couple or family looking for a quality riverside home close to a range of excellent local amenities and good transport links. Viewing is highly recommended.

The property is situated within the Mill Gate conservation area and within walking distance to Newark town centre and excellent local amenities which include Waitrose, Asda, Morrisons and Aldi supermarkets. The attractive Georgian Market Square located in Newark town centre has a variety of niche shops, chain stores, bars, restaurants and cafes including Costa and Starbucks. Just on the outskirts of Newark town centre retail parks offer a good choice of stores including a Marks and Spencer's food hall, B&Q, Mountain Warehouse, Majestic Wine, Pets At Home

and Next. Newark Northgate railway station is within 1 mile and has fast trains connecting to London King's Cross with a journey time of approximately 75 minutes. Newark Castle station has trains linking to Nottingham and Lincoln. Access points to the A1 and A46 dual carriageways are close by. Nottingham and Lincoln are within commuting distance by road.

The Mill Gate area is often considered locally to be like an urban village and offers a variety of walks through attractive cobbled courtyards, along the riverside, connecting to long walks along the River Trent passing Newark's historic Castle.

This mid terrace house is constructed of brick elevations under a tiled roof covering with accommodation arranged over three levels. The windows are wood framed with double glazed units and the central heating system is gas fired by a combination boiler located in the garage. The living accommodation can be more fully described as follows:

GROUND FLOOR

STORM PORCH

Wood, double glazed rear entrance door

ENTRANCE HALL

7'6 x 3' (2.29m x 0.91m)
(plus 11'10 x 3'4)

L-shaped, radiator, stairs off with cupboard below, door giving access to the garage.

BEDROOM THREE/STUDY

8'11 x 7'3 (2.72m x 2.21m)



Double glazed window to the rear, river views, radiator.

SHOWER ROOM

8'5 x 4'8 (2.57m x 1.42m)



Newly fitted with a white suite which includes low suite WC, Butler's style wash hand basin with monoblock mixer tap, gloss white double vanity cupboard under. Part marble design wall tiling, wall mirror, wall mounted chrome ladder design towel rail. Wood effect ceramic tiling to the floor, ceiling lights, double shower cubicle with tray, sliding glass screen doors, full wall tiling with marble design tiles. Wall mounted shower, extractor fan.

FIRST FLOOR

LANDING

Radiator and staircase to second floor.

LIVING & DINING ROOM

14'6 x 11'11 (4.42m x 3.63m)



Double panelled radiator, wood framed double glazed French doors give access to a balcony measuring 4'10 x 4'8 with wood handrail and trellis to the front. Lovely views of the River Trent and weir.

KITCHEN

11'11 x 7'11 (3.63m x 2.41m)



Radiator, double glazed window to rear elevation with river views, ceramic floor tiling, wall mounted extractor fan. Newly fitted range of stylish matt grey kitchen units which include wall cupboards and drawers, working surfaces over with a stainless steel sink and drainer with mixer tap, two wall mounted double cupboards, tiling to splashbacks. Integral Lamona appliances includes gas hob, electric oven and dishwasher. Plumbing and space for automatic washing machine.

SECOND FLOOR

LANDING

BEDROOM ONE

11'11 x 10'1 (3.63m x 3.07m)



This pleasant double bedroom has double glazed windows to the front with river views, radiator and a fitted double wardrobe.

BEDROOM TWO

11'11 x 10'9 (3.63m x 3.28m)



A double room with double glazed window to the rear and river views, radiator.

FAMILY BATHROOM

8'8 x 4'9 (2.64m x 1.45m)



Newly fitted white suite, low suite WC, Butler's style wash hand basin with a chrome monoblock mixer tap and gloss white double vanity cupboard beneath. Panelled bath with mixer tap and wall mounted shower, glass shower screen, tiling to splash backs, ceramic floor tiling, radiator, built in storage cupboard. Wall mounted light, extractor fan, two fully tiled walls with stylish large format marble design tiles.

SINGLE GARAGE

16'11 x 12' (5.16m x 3.66m)

This integral single garage has an up and over door to the front and a personal door leading to the hallway. Wall mounted main EcoCompact gas fired combination boiler.

OUTSIDE



To the front the open plan frontage has a spacious block paved driveway with parking for one car. Views of the River Trent and weir. A shared pathway leads to the rear of the property where there is a private enclosed rear garden with close boarded wooden fence and hand gate leading to a blue brick pathway giving access to the storm porch and rear entrance door. The garden is laid out with lawn and a small paved patio terrace from which there are river views.



TENURE

The property is freehold.

SERVICES

Mains water, electricity, gas and drainage are all connected to the property.

AGENTS NOTE

Coopers Yard is located within the Mill Gate conservation area.

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.

POSSESSION

Vacant possession will be given on completion.

COUNCIL TAX

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

Ground Floor

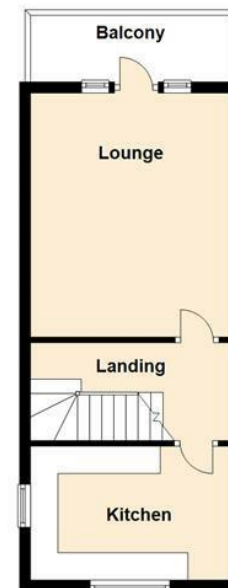
Approx. 41.0 sq. metres (441.2 sq. feet)



Total area: approx. 104.3 sq. metres (1122.2 sq. feet)

First Floor

Approx. 32.8 sq. metres (352.9 sq. feet)



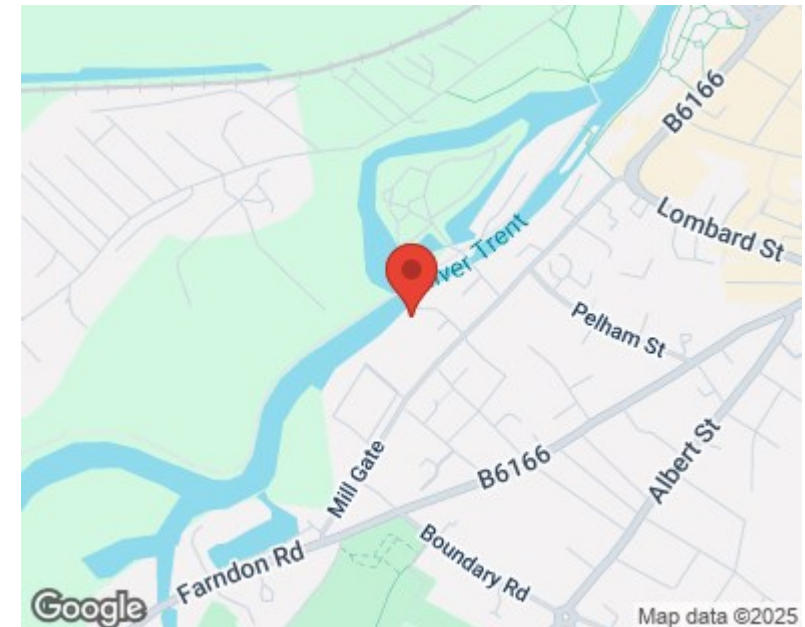
Second Floor

Approx. 30.5 sq. metres (328.1 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(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



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



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