



28 Salisbury Road, Newark, NG24 4HY

**£295,000**  
Tel: 01636 611 811

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A superb Vickers-built 3 bedroom semi-detached family home, occupying an excellent corner plot, situated within a well-established and sought after residential area of Newark. This attractive property has been thoughtfully modernised and very well maintained throughout, offering spacious and versatile accommodation ideally suited to family living, with the added benefit of wrap-around rear gardens, driveway parking and a garage.

The internal accommodation is both light and well-proportioned, beginning with a welcoming entrance hallway which provides access to the principal ground floor rooms. To the front aspect, a comfortable lounge enjoys a walk in bay window and provides an ideal space for everyday living, while a second reception room offers flexibility as a formal dining room, family sitting room or home office, depending on individual requirements. Both rooms benefit from wood burning stoves.

The heart of the home is undoubtedly the dining kitchen, fitted with a range of bespoke made oak units, offering both character and practicality. There is ample space for dining, making it a sociable and functional area for both day-to-day use and entertaining.

To the first floor, the property offers three bedrooms, all of which are well-proportioned and fitted with bespoke made wardrobes or cupboards. These are served by a family bathroom fitted with a modern white suite, presented in a clean and contemporary style.

Externally, the property occupies a generous corner plot with wrap-around gardens, predominantly laid to lawn and complemented by patio seating areas, ideal for outdoor dining and relaxation. A driveway provides off-street parking and leads to a detached garage, further enhancing the practicality of the home.

Newark-on-Trent is a historic and vibrant market town, well regarded for its blend of heritage, amenities and excellent transport links. The town centre offers a wide range of independent shops, cafes, restaurants and well-known retailers, alongside attractions such as Newark Castle and riverside walks along the Trent.

For families, Newark benefits from a good selection of schooling for all age groups, including both primary and secondary options. The town is particularly popular with commuters, thanks to its direct rail links to London King's Cross in approximately 75 minutes, as well as easy access to the A1, A46 and A17, connecting to Nottingham, Lincoln and beyond.

This property represents an excellent opportunity to acquire a well-presented family home in a desirable and accessible location, combining character features with modern living, both inside and out.

This semi-detached Vickers built house is likely to date from the late 1930s constructed of brick under a rosemary tiled roof covering. The central heating system is gas fired with a modern central heating boiler fitted in 2010. There are replacement uPVC double glazed windows. A new electrical consumer unit was installed in 2019. The living accommodation is arranged over two levels and can be described in more detail as follows:

## GROUND FLOOR

### STORM PORCH

### ENTRANCE HALL

With composite double glazed entrance door with leaded light, Karndean flooring, traditional style central heating radiator. Original panelled staircase leading to first floor. Built in oak cabinet with glazed door and display shelves.

## LOUNGE

14'5 x 11'2 (4.39m x 3.40m)



Walk in bay with uPVC double glazed window to the front, moulded ceiling cornice. Traditional style central heating radiator, fireplace with wooden beam over and tiled hearth housing a wood burning stove.

## DINING ROOM

13'6 x 11'6 (4.11m x 3.51m)



Karndean flooring, uPVC double glazed French doors are to the rear elevation and give access to the rear garden and patio terrace. Traditional style central heating radiator, fireplace with Quarry tiled hearth housing a Tiger wood

burning stove. Two built in oak corner cabinets, one of which includes a pull out computer shelf and drawer. Built in Shaker style wooden utility cupboard with shelving.

### DINING KITCHEN

19'6 x 7'4 (5.94m x 2.24m)



Karndean flooring, range of bespoke handmade Shaker design oak kitchen units comprising base cupboards and drawers including deep pan drawers and two corner cabinets with folding doors. Working surfaces over with inset stainless steel sink and drainer, matching eye level wall mounted cupboards. Fitted appliances include integral High Sense dishwasher, AEG electric double oven, Kenwood five burner gas hob, extractor over, glass splashback, integral fridge. LED ceiling lights, traditional style central heating radiator, space for a dining table, two uPVC double glazed windows to the side, uPVC double glazed side entrance door.



### WALK IN PANTRY

With built in bespoke made solid pitch pine storage unit with drawers and shelving, electric consumer unit installed 2019.

### FIRST FLOOR

#### LANDING

UPVC double glazed window with leaded lights to the side elevation, loft access hatch.

### BEDROOM ONE

14'10 x 9'11 (4.52m x 3.02m)



Walk in bay with uPVC double glazed window to the front, bespoke made pine windowsill, radiator, range of solid wood bespoke made wardrobes comprising triple wardrobe with hanging rail and shelving, drawers under and cupboard over. Double wardrobe with drawer under and cupboard over.





### BEDROOM TWO

13'2 x 11'6 (4.01m x 3.51m)



Traditional style central heating radiator, uPVC double glazed window to the rear, built in wall cupboards in recesses.

### BEDROOM THREE

7'5 x 7'5 (2.26m x 2.26m)



Radiator, uPVC double glazed window to the front, built in painted solid wood Shaker design cupboards.

### FAMILY BATHROOM

9'3 x 7' (2.82m x 2.13m)



UPVC double glazed window to the rear, built in cupboard with pine doors housing a Worcester Green Star RI gas fired central heating boiler, lagged hot water cylinder and latted shelves. Modern white suite including low suite WC, pedestal wash hand basin, P shaped bath with rain shower over, glass screen door. Fully tiled walls in the shower area, extractor fan. Radiator with towel rail above.

### OUTSIDE



The property occupies a substantial corner plot with return frontage to Windsor Road where there are a set of centre

opening wooden gates towards the rear of the plot which give access to the driveway and single garage. The front garden has wooden picket style boundary fences and a wrought iron hand gate. The garden is laid out with gravelled areas, planted with a range of attractive shrubs for ease of maintenance, concrete pathways lead to the storm porch and front door and a wooden side gate giving access to the side and rear gardens. The gardens are enclosed with close boarded wooden fence. To the side of the house there is a gravelled area.

### TIMBER GARDEN SHED

7'3 x 7'1 (2.21m x 2.16m)

Power and light connected,



Connecting to a pleasant lawned area which extends towards the rear of the plot. There is a spacious paved patio terrace connecting to the rear of the house. At the rear of the plot there is a surface dressed driveway, centre opening wooden gates to Windsor Road.



### **SINGLE GARAGE**

19'11 x 12'2 (6.07m x 3.71m)

A concrete sectional garage with up and over door, concrete base and floor, power and light connected

### **WC**

With low suite WC, which is integral at the rear of the house.

### **TENURE**

The property is freehold.

### **SERVICES**

Mains water, electricity, gas and drainage are all connected to the property. The central heating system is gas fired with a Worcester Green Star boiler located in the bathroom

### **POSSESSION**

Vacant possession will be given on completion.

### **VIEWING**

Strictly by appointment with the selling agents.

### **MORTGAGE**

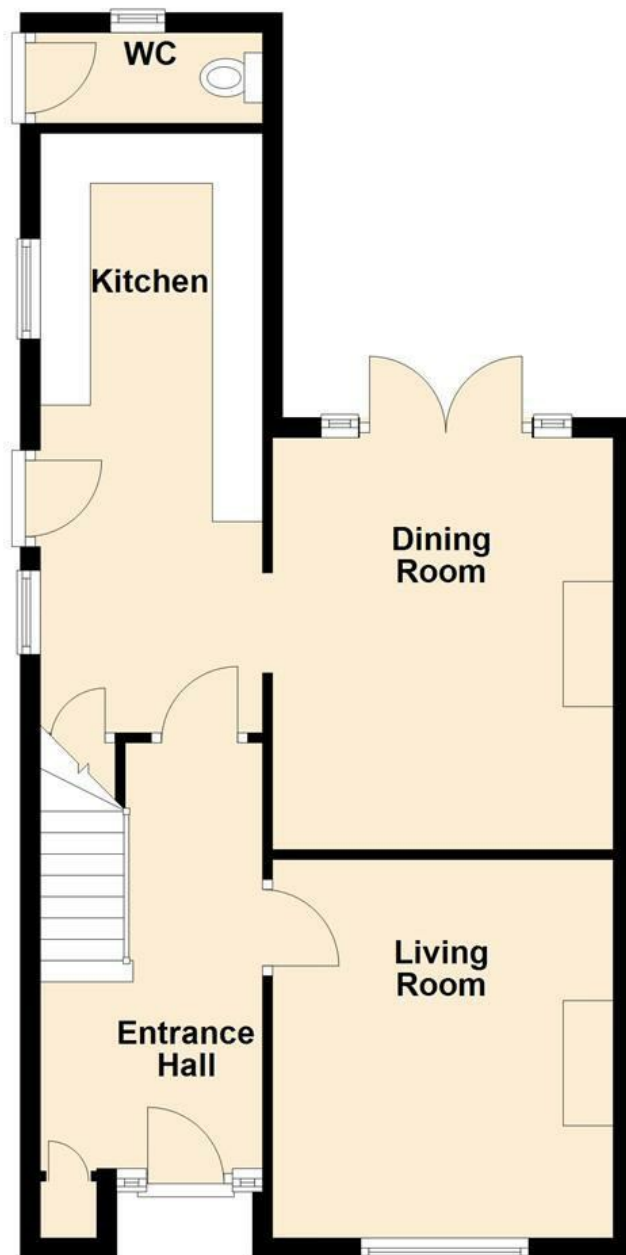
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### **COUNCIL TAX**

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

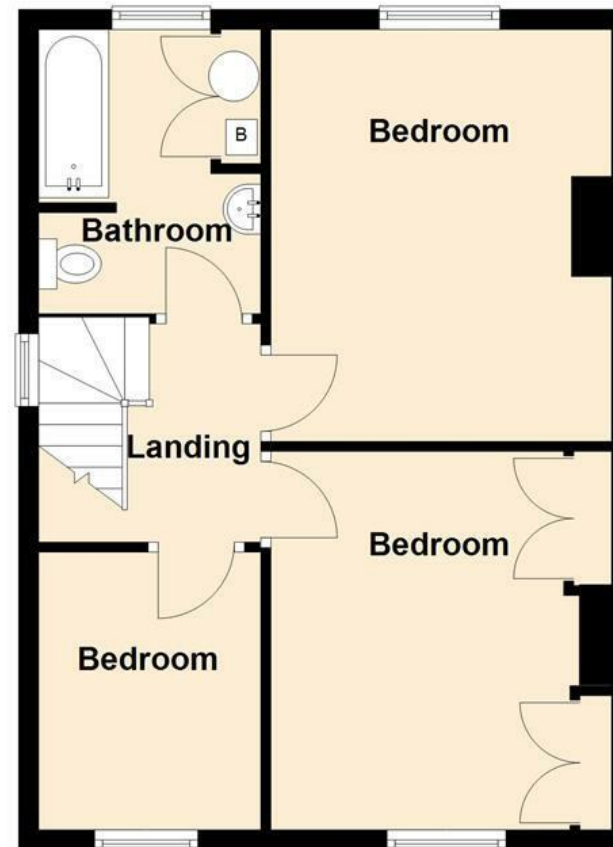
## Ground Floor

Approx. 51.3 sq. metres (552.1 sq. feet)



## First Floor

Approx. 45.8 sq. metres (492.5 sq. feet)

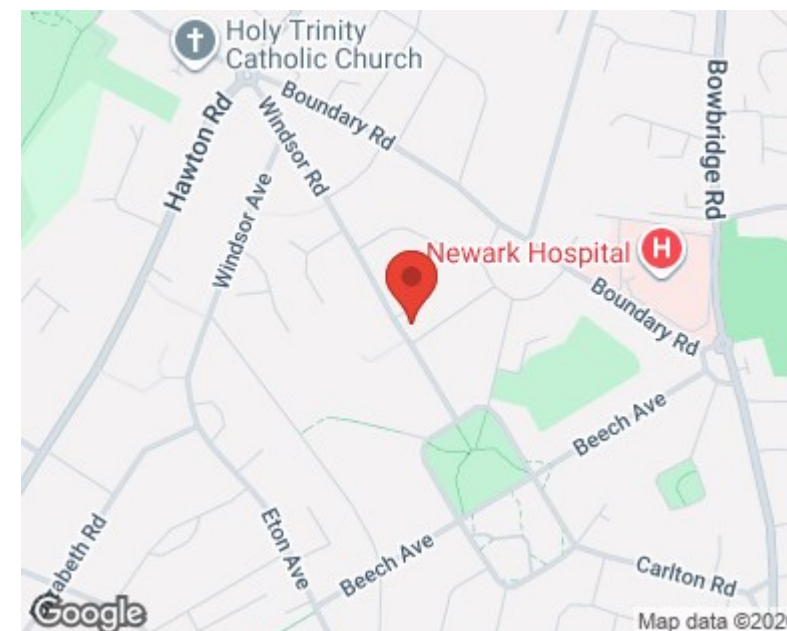


Total area: approx. 97.0 sq. metres (1044.6 sq. feet)





| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 78                      |
| (55-68) D                                   | 62      |                         |
| (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 611 811



**RICS**



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