Sherwood House The Avenue, Newark, NG24 1ST

£650,000

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RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

*** NO UPWARD CHAIN *** Sherwood House is an imposing Victorian family home with the recent addition of a high quality architect designed, Shou Sugi Ban charred timber extension which houses a contemporary style kitchen diner, utility room and a wet room. The property is well positioned at the end of a quiet private road populated by individual properties with a rural feel, yet only a short walk from the town centre and excellent local amenities. For those wishing to commute, Newark Northgate railway station is also within walking distance (approx 20 minutes) and offers high speed train services connecting to London King's Cross station in around 75 minutes. The living accommodation is beautifully presented and has been sympathetically modernised in keeping with the period of this home.

The accommodation comprises as follows: centre opening wood panelled doors with a fine fanlight above giving access to an entrance porch leading through to the grand reception hallway which has the original floor tiles and staircase rising to the first floor. The front reception room has a walk-in bay window, an open fireplace with period surround and is currently used as the music room. The elegant family living room has a wood burning stove and a walk-in bay window overlooking the rear garden. The study offers an ideal space for home working or alternatively could be used as a fourth bedroom.

An 22' inner hallway has a gallery feel and offers a natural flow through to the extension which houses the superb kitchen diner fitted with a comprehensive range of kitchen units and appliances including an island unit with breakfast bar. Additionally, there is ample space for a large dining table and comfortable seating. Floor to ceiling windows with floor to ceiling sliding doors flood the room with natural light and connect to an elevated patio terrace and secluded garden. Also forming part of the extension is the useful utility room which is fitted with a comprehensive range of base units and drawers, and has a side entrance door leading to the driveway.

On the first floor there is a spacious landing leading to three impressive family sized bedrooms and a well appointed family bathroom.

Outside there is a spacious gravelled driveway to the frontage offering ample off road parking for several vehicles. To the rear the secluded gardens have a peaceful rural feel being laid out with a lawned area planted with a variety of trees and shrubs with hedgerows to the boundaries. There is a superb elevated paved patio terrace which connects to the living and dining kitchen extension via patio doors.

This property would suit those seeking a period family home with flexible living accommodation close to the town centre and main line railway station offering fast trains to London.

The Avenue is a highly regarded road with a countryside feel balanced with the convenience of town centre amenities within 1 mile. Newark Northgate railway station is only a short drive and has fast trains connecting to London King's Cross with journey times of approximately 75 minutes. Additionally, Newark Castle 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 also several supermarkets including Waitrose, Morrisons, Asda and Aldi.

GROUND FLOOR

ENTRANCE PORCH

Centre opening wood panelled doors with fanlight and a fine stone portico with period detailing over. Flagstone floor, part glazed centre opening with fanlight above lead to the entrance hall.

ENTRANCE HALL

19'11 x 7'11 (6.07m x 2.41m)
This impressive entrance hallway retains period features including wood panelled dado and the Victorian mosaic tiled floor. Also the property retains the fine pine panelled staircase rising to the first floor and moulded ceiling cornice.

SITTING ROOM

15'9 x 15'11 (4.80m x 4.85m)
(measurement into bay window)

This fine room is currently used as a music room and features an open fireplace with period fire surround, walk in bay to the front with box sash windows with shutters. High ceilings with original cornice and exposed floor boards. Double panelled radiator.

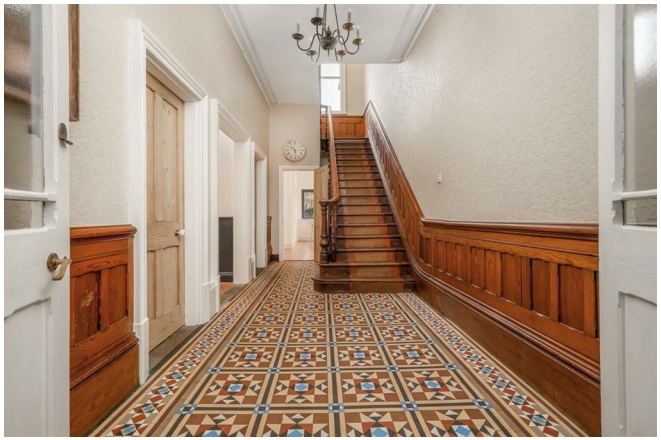
FAMILY LIVING ROOM
16'3" x 14'9" (4.968m x 4.52m)

This tastefully decorated family sitting room has an impressive walk in bay with box sash windows with shutters. Additionally there is a built in box window seat with storage below, fireplace with contemporary fire surround and slate hearth housing an Arrow 12kw wood burning stove. There are built in fireside cupboards with shelving above and a radiator. Exposed and painted floorboards, high ceiling with original cornice.

STUDY/BEDROOM FOUR
15' x7'7 (4.57m x2.31m)

This room could be used as a work from home space or as a fourth bedroom. There are two aluminium framed double glazed windows to the rear elevation, double panelled radiator, LED ceiling lights, parquet style vinyl flooring and a useful understairs storage cupboard.

INNER HALLWAY GALLERY
22' x 4'9 (6.71m x 1.45m)



This corridor connects to the wet room and modern kitchen diner and utility room extension. There is Quick Step flooring, dado rail and LED ceiling lights.

WET ROOM
10'6 x 4'3 (3.20m x 1.30m)

This well appointed wet room has a modern white suite comprising low suite WC, wash hand basin set on a wooden counter top with vanity unit beneath and a wall mounted designer tap over. There is a walk in double shower cubicle with glass screen, wall mounted rain and hand shower, tiled floor with drain, wall mounted ladder

design heated chrome towel radiator, large format mosaic design tiling to the walls, non-slip floor tiles. LED ceiling lights, extractor fan.

KITCHEN DINER

19'8 x 19'6 (5.99m x 5.94m)

Along the majority of the rear elevation are aluminium framed floor to ceiling double glazed windows with sliding doors which flood this stunning room with natural light and connect to the elevated patio terrace and secluded rear garden. There is ample space for a large dining table and comfortable seating. Wooden Quick Step flooring, LED ceiling lights.

There is a range of gloss concrete finish kitchen units with base cupboards and drawers including deep pan drawers, high level cupboards and an island unit with base cupboards, integral pull out bins and a spice rack. Corrian working surfaces, integral one and a half bowl sink with stainless steel trays, mixer tap including a boiling water tap. Integral appliances include three Siemens' electric ovens comprising microwave oven with warming drawer under, electric fan oven and an electric steam/fan oven. Additional Siemens' appliances include induction hob with integrated gas hob with extractor over, dishwasher, fridge freezer and a wine cooler. The island unit also incorporates a breakfast bar.

UTILITY ROOM

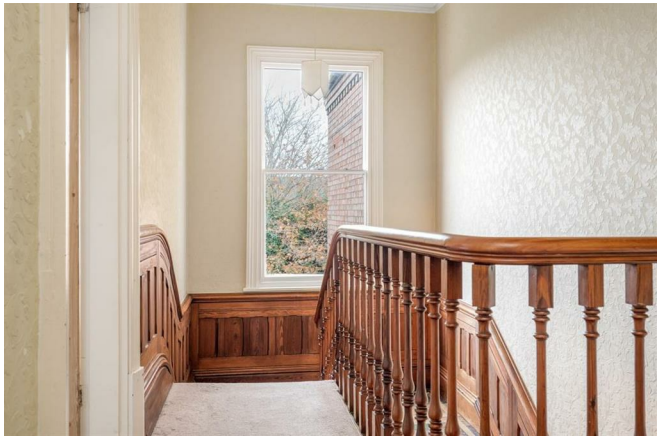
15'2 x 8'1 (4.62m x 2.46m)

This spacious utility room has wood effect Quick Step flooring, aluminium framed double glazed window to front elevation, contemporary design side entrance door with double glazed light. LED ceiling lights. Kitchen units comprise a range of Shaker design base cupboards and drawers with working surfaces above. Plumbing and space for an automatic washing machine, space for a dryer. Twin Belfast style sink with mixer tap, tall storage cupboard, wall mounted display cabinet with glazed doors, two double floor to ceiling storage cupboards with shelving and fold out shelving. Space for an American design fridge freezer,

high level cupboard above. Worcester gas fired central heating boiler and a pressurised hot water cylinder.

FIRST FLOOR

LANDING
19' x 17'9 (5.79m x 5.41m)



BEDROOM ONE
15' x 13' (4.57m x 3.96m)

This impressive principal bedroom has two box sash windows overlooking the rear garden, two built in double wardrobes with cupboards over, and built in linen cupboard, radiator.

BEDROOM TWO
16'2 x 14'10 (4.93m x 4.52m)

This comfortable family bedroom has a walk in bay with box sash window to the front, high window and moulded ceiling cornice, radiator and two built in double wardrobes.

BEDROOM THREE
12'5 x 7'10 (3.78m x 2.39m)

A double bedroom with box sash window to the front elevation, radiator.

FAMILY BATHROOM
11'10 x 4'11 (3.61m x 1.50m)

This well appointed family bathroom has been refitted with a contemporary design white suite comprising of a low suite WC, T shaped panelled bath with rain and hand shower above, and a glass shower screen. Wash hand basin, counter top and a good range of vanity and storage cupboards beneath, tall storage cupboard, good quality wall tiling to splashbacks, box sash window to side elevation, ladder design wall mounted heated towel rail, LED track lighting and wall mounted designer light, stylish Victorian design ceramic floor tiling.

OUTSIDE

Sherwood House is positioned at the end of The Avenue which is a private unadopted roadway and cul-de-sac. Sherwood House is well positioned on this spacious plot with a landscaped frontage comprising a large granite chip driveway with ample off road parking for several vehicles. Planting including coniferous shrubs and laurel hedgerows to the boundaries. There is a wall mounted electric vehicle charging point, a granite chip pathway continues along the side of the house.

There are steps giving access to the side entrance door to the utility room and a gateway giving access to the garden. the garden is enclosed with a rural feel. The main area is laid to lawn and extends to the rear boundary. There are a variety of trees and shrubs including a tall conifer hedge along the rear boundary allowing a high degree of privacy. The elevated paved patio terrace connects to the rear extension and living kitchen and provides a superb area for outdoor entertaining. Steps connect to a lower paved patio terrace and pathway. A granite chip pathway leads to the side gate.

TENURE
The property is freehold.

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

PRIVATE ROAD
Please note that The Avenue is a private unadopted roadway. Maintenance contributions are currently set at £100 per annum.

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.

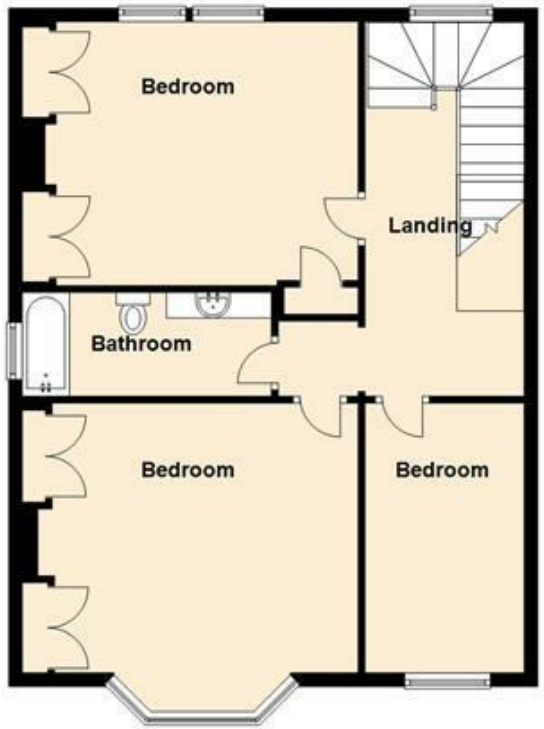
COUNCIL TAX
The property comes under Newark and Sherwood District Council Tax Band

Ground Floor

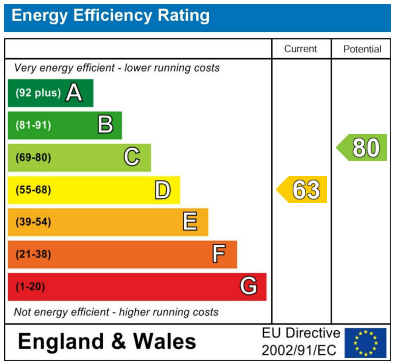
Approx. 139.6 sq. metres (1502.1 sq. feet)

First Floor

Approx. 72.3 sq. metres (778.3 sq. feet)



Total area: approx. 211.9 sq. metres (2280.4 sq. feet)



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