



Harcourt Street, Newark

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 OLIVER HEILLY







# Harcourt Street, Newark

- MAGNIFICENT PERIOD TOWN HOUSE
- CONVENIENT CENTRAL LOCATION
- SUPERB OPEN-PLAN DINING KITCHEN WITH BI-FOLD DOORS
- FIRST FLOOR W.C & EN-SUITE. SECOND FLOOR SHOWER ROOM
- WELL-APPOINTED & BEAUTIFULLY ESTABLISHED WEST FACING GARDEN
- FOUR ADAPTBLE DOUBLE BEDROOMS
- VERSATILE FOUR-STOREY ACCOMMODATION
- BAY-FRONTED LOUNGE WITH LOG BURNER
- LARGE CELLAR STORE ROOM & ON-STREET PARKING
- WONDERFUL ARRAY OF RETAINED ORIGINAL FEATURES! Tenure: Freehold. EPC 'tbc'

Guide Price: £350,000 - £375,000. SYMPATHETICALLY STUNNING...

Prepare to be WOWED by this gorgeous, generous and highly attractive Victorian town house. Standing proud on one of Newark's most popular residential streets, within the fashionable London Road vicinity, only a stones throw away from Newark Town Centre and its vast array of amenities. Despite the high-degree of kerb appeal, this magnificent FOUR-STOREY HOME promotes MORE THAN MEETS THE EYE!... Hosting a copious, versatile and EXQUISITE internal design, spanning over 1,700 square/ft.

Exuding originality from the outset, this beautifully bespoke home is a credit to the existing owners, who have ensured a complementary blend of appealing character features, combined with a tasteful contemporary design, cleverly combining to create a picture-perfect home, full of space and sophistication.

The SUBSTANTIAL LAYOUT comprises: Inviting entrance hall, with access down to a sizeable cellar store room, with power and lighting. A copious bay-fronted lounge with feature fireplace and inset log burner, a spacious dining room OPEN-PLAN through to a FABULOUS HIGH-QUALITY KITCHEN with Quartz work-surfaces, a range of integrated appliances and BI-FOLD DOORS out to an idyllic paved seating area. Seamlessly connecting the indoor space with the outdoor garden. This design not only allows for an abundance of natural light but also creates a wonderful flow for alfresco dining and summer gatherings!

The first floor hosts a TWO DOUBLE BEDROOMS, with the master bedroom enhanced by a LARGE EN-SUITE BATHROOM. The bay-fronted second bedroom provides multi-functional use, currently designed setup as a secondary sitting room. The second floor provides TWO FURTHER DOUBLE BEDROOMS and a shower room.

Externally, the charm and personality continues, with an enchanting, established and alluring rear garden. Promoting various seating areas and a vegetable garden.

A WARM WELCOME AWAITS... As you prepare to appreciate SOMETHING SPECIAL!



<b>ENTRANCE HALL:</b>	9'3" x 5'4" (2.82m x 1.63m)
<b>BAY-FRONTED LOUNGE:</b> Max measurements provided into bay-window.	16'1" x 11'10" (4.90m x 3.61m)
<b>GENEROUS DINING ROOM:</b>	13'6" x 12'1" (4.11m x 3.68m)
<b>OPEN-PLAN CONTEMPORARY KITCHEN:</b>	16'0" x 8'4" (4.88m x 2.54m)
<b>FIRST FLOOR LANDING:</b>	5'4" x 3'2" (1.63m x 0.97m)
<b>MASTER BEDROOM:</b>	13'6" x 12'0" (4.11m x 3.66m)
<b>EN-SUITE BATHROOM:</b>	9'10" x 8'6" (3.00m x 2.59m)
<b>FIRST FLOOR W.C:</b> Max measurements provided.	6'5" x 5'4" (1.96m x 1.63m)
<b>BAY-FRONTED BEDROOM TWO/ SITTING ROOM:</b> Max measurements provided into bay-window.	16'5" x 16'1" (5.00m x 4.90m)
<b>SECOND FLOOR LANDING:</b> With loft hatch access point. Providing a pull-down ladder. Extensively boarded for excellent storage, with power, lighting and a Velux roof-light to the rear roof elevation. Showcasing great scope to be utilised into additional living accommodation. Subject to relevant approvals.	5'3" x 2'10" (1.60m x 0.86m)
<b>BEDROOM THREE:</b>	16'5" x 13'6" (5.00m x 4.11m)
<b>BEDROOM FOUR:</b>	13'7" x 12'1" (4.14m x 3.68m)
<b>SECOND FLOOR SHOWER ROOM:</b> Max measurements provided into bay-window.	6'5" x 5'4" (1.96m x 1.63m)
<b>LARGE CELLAR STORE ROOM:</b> Equipped with power and lighting. Access to the electrical RCD consumer unit, gas and electricity meter. Max measurements provided.	19'5" x 11'10" (5.92m x 3.61m)





#### EXTERNALLY:

The property commands a convenient central position, on a highly regarded residential street. The front aspect welcomes a black wrought-iron personal gate onto a concrete frontage, with low-level walled front boundary and mature hedge-row. An external door opens onto a complementary Victorian paved passageway. leading to the side entrance door. The passageway continues to a secure personal gate, opening into the private and well-appointed rear garden, with outside tap. Hosting a large paved seating/entertainment area, accessed via the BI-FOLD DOORS in the stunning modern kitchen. A paved pathway leads to the bottom of the garden, which is predominantly laid to lawn, with a wild-life pond, a vast array of established plants, bushes, shrubs and mature tree. There is a large garden shed, equipped with power and lighting. There is a secluded vegetable garden with raised plant beds and an additional garden shed. There are part fenced and hedged boundaries go both the side and rear. Enhancing the highly-private external setting.

#### Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a modern combination boiler, installed in the last 3 years, complementary sliding sash windows throughout and uPVC double glazing to the kitchen. The vendors have confirmed the roof was replaced and chimney was re-pointed within the last 3 years.

PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

#### Approximate Size: 1,740 Square Ft.

Measurements are approximate and for guidance only.

#### Tenure: Freehold. Sold with vacant possession on c

Sold with vacant possession on completion.

#### Local Authority:

Newark & Sherwood District Council.

#### Council Tax: Band 'C'

#### EPC: Energy Performance Rating: 'tbc'- On Order

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

#### Local Information & Amenities:

This property is conveniently located in a highly sought after residential location, within close proximity and walking distance into the Town Centre. Newark-on-Trent has many tourist attractions and has many events taking place on the showground, one of the biggest being the famous antiques fairs attracting visitors from all over the globe. Adjacent to the showground is the Newark Air Museum which also has open days to the public. There are many well known shops, public houses, boutiques, restaurants and attractions in the town with the market place overlooked by the attractive Georgian Town Hall. There is a fast track railway link to London Kings Cross from Newark North gate station, in approximately 1 hour 15 minutes. There is also access to Lincoln and Nottingham via Newark Castle station.

#### Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

#### Money Laundering Regulations:

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

#### Draft Details-Awaiting Approval:

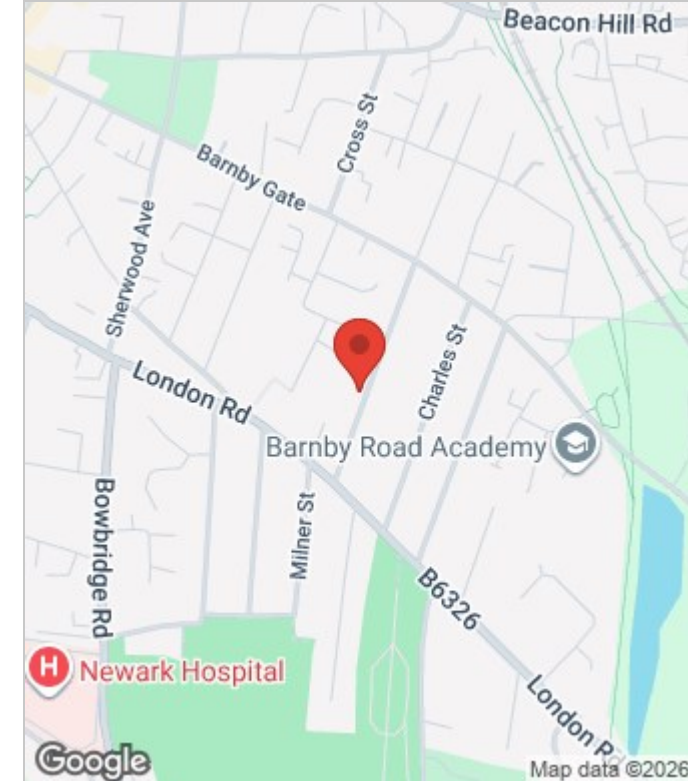
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.











### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC