

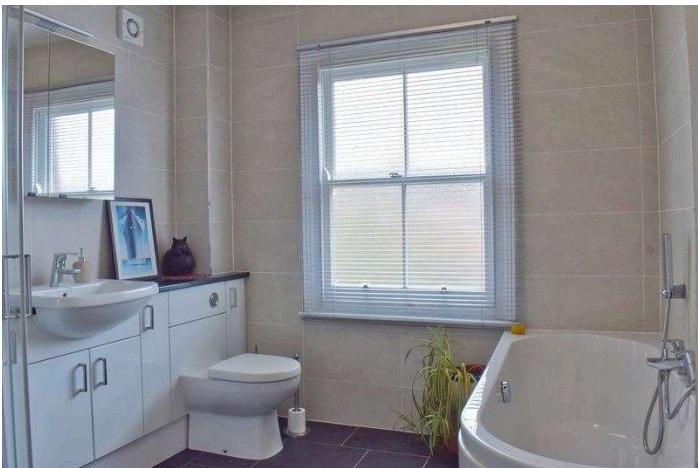
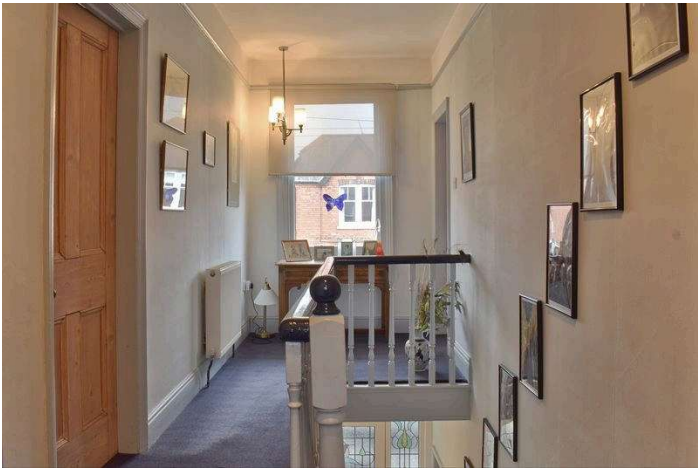
Winchilsea Avenue, Newark NG24 4AD



A very impressive detached period residence situated a short distance from the town centre. The accommodation comprises four reception rooms, kitchen, utility, ground floor shower room, four double bedrooms, one with an en-suite and dressing room, and a bathroom. The property has off road parking and a delightful rear garden. This large home is presented in excellent condition, has gas central heating and is available for purchase with NO CHAIN.

£475,000







Situation and Amenities

The property is situated a short distance from the town centre and Northgate railway station which 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. The location is in close proximity of Route 64 of the National Cycle Network which runs from Market Harborough to Lincoln. Shopping facilities in Newark include a recently opened M&S food hall, Asda, Waitrose, Morrisons and Aldi. Newark also boasts several individual boutique shops as well as major retail chains and an array of markets. There is a wide range of schooling in the area, and leisure facilities are plentiful including a fine choice of restaurants and bars, fitness centres, gymnasiums and golf courses.

Accommodation

Upon entering the front door, this leads into:

Reception Hallway

This most impressive reception hallway has the staircase rising to the first floor, beneath which is sited a useful storage cupboard. The hallway provides access to all four reception rooms and the ground floor shower room. The hallway has a beautiful tiled floor, picture rail, both wall and ceiling light points and a radiator.

Lounge 14' 0" x 13' 5" (4.26m x 4.09m) (excluding bay window)

This excellent sized and well proportioned reception room has a square bay window to the front elevation. The focal point of the lounge is the feature fireplace with open fire inset (not tested by the agent). The room also has stripped wooden floorboards, a picture rail, a ceiling light point and two radiators.

Sitting Room 13' 6" x 13' 0" (4.11m x 3.96m)

An equally splendid reception room having a sash window to the front elevation. The sitting room is currently utilised as a further bedroom and has painted floorboards, cornice to the ceiling, a ceiling light point and a radiator.

Drawing Room 13' 11" x 12' 6" (4.24m x 3.81m)

A further great sized reception room having French doors leading out to the patio and garden beyond. The drawing room has an open fireplace (not tested by the agent), stripped wooden floorboards, picture rail, ceiling light point and a radiator.

Dining Room 14' 0" x 12' 5" (4.26m x 3.78m) (at widest points)

The dining room has dual aspect windows to the rear and side elevations, and an exposed brick chimneybreast with log burning stove inset, either side of the chimney breast are bespoke fitted storage cupboards, one of which houses the central heating boiler. The room has LVT flooring, both wall and ceiling light points and a radiator. A large opening leads through to the kitchen.

Kitchen 12' 0" x 8' 3" (3.65m x 2.51m)

The kitchen has a window to the side elevation overlooking the garden and is fitted with an excellent range of base and wall units, complemented with square edge work surfaces and matching splash backs. There is a one and a half bowl sink, and an integrated fridge and dishwasher. The Rangemaster gas fired range cooker with extractor canopy is also included within the sale. The kitchen has the same LVT flooring that flows through from the dining room, and recessed ceiling spotlights. Adjacent to the kitchen is the back door leading out into the garden. A further door leads through to the utility room.

Utility Room 8' 4" x 5' 10" (2.54m x 1.78m)

The utility room has a small window to the rear elevation and a further door providing access to the garden. The room is fitted with a base unit and a stainless steel sink with matching work surfaces and splash backs to those of the kitchen, together with wall cabinets. There is space and plumbing for both a washing machine and tumble dryer, and further space for a vertical fridge/freezer. The utility room has a ceramic tiled floor and recessed ceiling spotlights.

Ground Floor Shower Room 7' 11" x 5' 11" (2.41m x 1.80m)

The shower room has an opaque window to the rear elevation and is fitted with walk-in shower cubicle with electric shower and curved shower screen, vanity unit with wash hand basin inset and storage beneath, and a WC. The room has a ceramic tiled floor, part panelling to the walls, cornice to the ceiling, a ceiling light point, extractor fan and radiator.

First Floor Landing

The staircase rises from the reception hallway to the spacious first floor landing which has a window to the front elevation and doors into all four double bedrooms and the family bathroom. The landing has two ceiling light points, a picture rail and a radiator.

Bedroom One 13' 2" x 12' 5" (4.01m x 3.78m)

A superb sized double bedroom with a window to the rear elevation, a ceiling light point and a radiator. A door opening and two steps lead down to the dressing room.

Dressing Room 8' 10" x 8' 4" (2.69m x 2.54m)

The dressing room has a window to the side elevation, is fitted with three wardrobes and has ample space for a dressing table. There is a ceiling light point, a radiator and a door into the en-suite bathroom.

En-suite Bathroom 8' 10" x 8' 2" (2.69m x 2.49m)

The well appointed en-suite has an opaque window to the rear elevation and is fitted with a white suite comprising a double ended bath with shower mixer tap attachment, vanity unit with wash hand basin inset and storage beneath, and a WC. In addition there is a walk-in shower cubicle with mains rainwater head shower. The en-suite is complemented with ceramic floor and wall tiling, and also has a ceiling light point, an extractor fan and a heated towel rail.

Bedroom Two 14' 1" x 13' 7" (4.29m x 4.14m) (excluding bay window)

This large double bedroom has a square bay window to the front elevation, an ornamental fireplace (non working), painted floorboards, picture rail, a ceiling light point and two radiators.

Bedroom Three 13' 1" x 12' 5" (3.98m x 3.78m) (at widest points)

Bedroom three has a window to the rear elevation, an ornamental fireplace (non working), and to one side of the chimney breast there are bespoke fitted storage cupboards. The bedroom has a ceiling light point and a radiator. A pull down ladder provides access to the loft space.

Bedroom Four 13' 6" x 11' 11" (4.11m x 3.63m)

A further double bedroom having a window to the front elevation, a fitted double wardrobe situated either side of the chimney breast, wood laminate flooring, a ceiling light point and a radiator.

Family Bathroom 7' 11" x 6' 10" (2.41m x 2.08m)

The bathroom has an opaque window to the rear elevation and is fitted with a white suite comprising bath with mains shower above, pedestal wash hand basin and WC. The bathroom is complemented with a ceramic tiled floor and part ceramic tiling to the walls. In addition there is a ceiling light point, an extractor fan and a heated towel rail.

Loft Space 34' 0" x 11' 11" (10.36m x 3.63m)

The loft space is accessed from bedroom three and has been floored, plastered out and equipped with electricity. There are two Velux skylight windows to the rear and further storage space within the eaves. The loft is currently utilised as a hobbies room.

Outside

To the front of the property is a small garden enclosed by a picket fence. A footpath leads to the front door. Either side of the property are separate driveways, each providing off road parking and access to the rear garden.

Rear Garden

The rear garden is fully enclosed and has an excellent degree of privacy. The garden consists primarily of a shaped lawn edged with borders containing a vast array of mature shrubs, plants and trees. Situated adjacent to the rear of the house is a sizeable patio area ideal for outdoor seating and entertaining. The greenhouse and small shed are included within the sale.

Council Tax

The property is in Band E.

VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

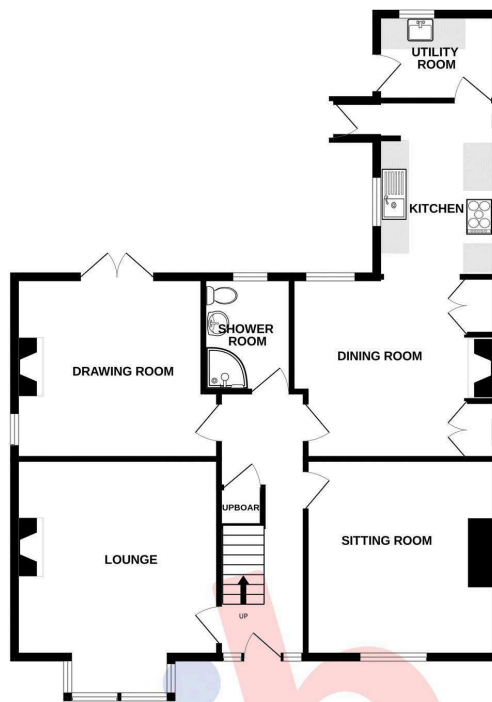
Vacant possession will be given upon completion. The tenure of the property is Freehold.

MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

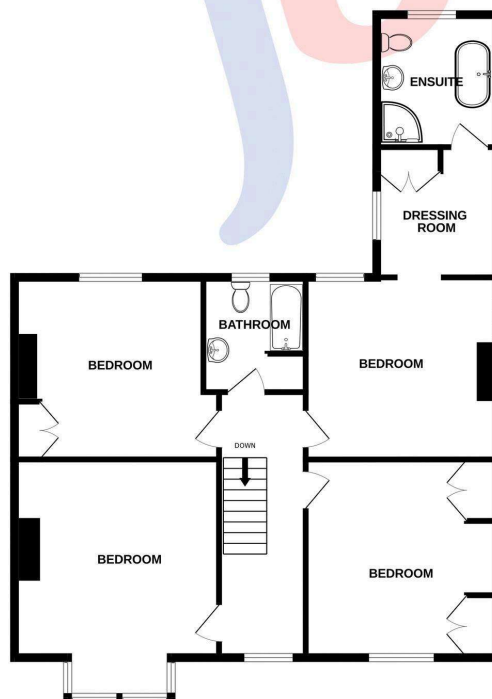
Services/Referral Fees

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: JMP Solicitors - £180.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007577 12 February 2026

GROUND FLOOR
995 sq.ft. (92.4 sq.m.) approx.



1ST FLOOR
999 sq.ft. (92.8 sq.m.) approx.



TOTAL FLOOR AREA : 1994 sq.ft. (185.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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