



OLIVER REILLY
FOR SALE
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01630 82444

Magnus Street, Newark

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Offers in excess of £395,000

- SUBSTANTIAL SEMI-DETACHED HOME
- THREE RECEPTION ROOMS & CONSERVATORY
- WALKING DISTANCE TO NORTH GATE TRAIN STATION
- EXQUISITE FIRST FLOOR BATHROOM & EN-SUITE
- HIGHLY VERSATILE LAYOUT! VIEWING ESSENTIAL!
- FIVE BEDROOMS
- PRIME TOWN CENTRE LOCATION
- GF SHOWER ROOM & LARGE UTILITY ROOM
- GATED DRIVEWAY & LOW-MAINTENANCE GARDEN
- NO CHAIN! Tenure: Freehold EPC 'D' tbc

A REJUVENATED TIMELESS CLASSIC...!

Say HELLO to something SPECIAL! This exceptional TOWN CENTRE home has been superbly remodelled. Blending originality with a stylish contemporary design. Spanning a substantial layout. Boasting in EXCESS of 2,300 square/ft of highly versatile accommodation. The property is set within comfortable walking distance of the market square, a vast array of amenities and to NEWARK NORTH GATE TRAIN STATION. Which hosts a direct link to LONDON KINGS CROSS STATION. The house has been sympathetically BROUGHT BACK TO LIFE! Holding a bright, airy and spacious free-flowing layout, comprising: Inviting reception hall with OAK BI-FOLD DOORS opening into a large lounge, an inner hall, stylish shower room, sizeable utility room, a rear lobby and a contemporary kitchen. OPEN-PLAN to a separate dining room. DUAL-ASPECT sitting room with an exposed open-fire and a generous conservatory. The HUGE first floor landing retains a suitable study area. Which could be adapted into a sixth bedroom. If required. There is a STUNNING FAMILY BATHROOM and FIVE WELL-PROPORTIONED BEDROOMS. The master bedroom is enhanced by a luxurious en-suite shower room. There is a useful cellar store room, with power and lighting. Externally. The property provides a double gated driveway, with AMPLE OFF-STREET PARKING. Finishing touches are being made to remainder of the external space. Creating a lovely low-maintenance garden, with a decked seating area. Further benefits of this HIGHLY UNIQUE PERIOD HOME include hardwood single glazing, with secondary glazing throughout, an alarm system and gas fired central heating. MAKE THE MOVE... This striking family-sized residence has all you could want... AND MORE! Marketed with NO ONWARD CHAIN..!



ENTRANCE HALL:

25'5 x 7'5 (7.75m x 2.26m)

Accessed via an obscure painted hardwood front door with exposed quarry tiled flooring. Providing oak engineered flooring, stairs rising to the first floor with an open-spindle balustrade, a double panel radiator, two ceiling light fittings, central heating thermostat, alarm control panel. An internal door opens with stairs leading down to the cellar. The hallway gives access into the sitting room, inner hall and lobby. Complementary oak bi-folding doors open into the lounge. Max measurements provided.

LOUNGE:

14'3 x 12'10 (4.34m x 3.91m)

An excellent sized reception room. Providing oak engineered flooring, a double panel radiator, a ceiling light fitting, telephone point, decorative wooden fire surround with a raised tiled hearth. Single glazed windows with secondary glazing, to the front elevation. Access into the inner hall.

INNER-HALL:

10'9 x 7'2 (3.28m x 2.18m)

With continuation of the oak engineered flooring, ceiling light fitting with sensor lighting. A double panel radiator. Access down to the cellar. Into the utility room and ground floor shower room.

GROUND FLOOR SHOWER ROOM:

9'2 x 8'4 (2.79m x 2.54m)

Max measurements provided. Width reduces to 4'9 ft. (1.45m). Of exquisite contemporary design. Providing marble-effect tiled flooring. A double fitted shower cubicle with mains shower facility and floor to ceiling marble-effect aqua boarding. A low-level W.C and a ceramic wash hand basin with chrome mixer tap. Inset to a fitted floating vanity drawer storage unit. Chrome heated towel rail. Floor to ceiling marble-effect tiled walls. Ceiling light fitting, extractor fan and a fitted storage cupboard.

UTILITY ROOM:

16'6 x 6'7 (5.03m x 2.01m)

A very generously sized room. Providing tiled flooring. A range of fitted shaker-style base units with laminate wood-effect roll-top work surfaces over. Inset stainless steel sink with drainer. PLUMBING/ provision for an under-counter washing machine, tumble dryer and freestanding chest freezer. Double panel radiator. Ceiling strip light. uPVC double glazed window to the rear elevation and a single glazed sash window to the rear elevation, with secondary glazing.

REAR LOBBY:

6'6 x 4'1 (1.98m x 1.24m)

Accessed via the reception hall. Providing wood-effect laminate flooring, a ceiling light fitting with sensor lighting, double panel radiator and a secure hardwood rear external access door. A glass-partitioned internal door gives access into the kitchen.

KITCHEN:

16'3 x 7'8 (4.95m x 2.34m)

Of stylish contemporary design. Providing wood-effect laminate flooring. The modern shaker-style kitchen has a range of fitted wall and base units with oak work surfaces over and white tiled splash backs. Inset Belfast sink with mixer tap. Integrated medium height 'ZANUSSI' electric oven and microwave. Integrated five ring induction hob with a concealed 'KLARSTEIN' extractor hood above. Integrated rubbish bin. Access to the concealed 'BAXI' boiler. Two ceiling light fittings, hot water/ central heating thermostat. A glass-partitioned hardwood door leads into the conservatory. Large single glazed window with secondary glazing, to the side elevation. Open-access through to the dining room.

DINING ROOM:

11'4 x 7'4 (3.45m x 2.24m)

With oak engineered flooring, a ceiling light fitting, cast iron Victorian radiator, single glazed window to the side elevation, into the conservatory. OPEN-PLAN access through to the sitting room.





BEDROOM FIVE: 8'8 x 9'2 (2.64m x 2.79m)

Located at the front of the property. Providing BRAND NEW carpeted flooring, a ceiling light fitting, double panel radiator and a fitted storage cupboard. single glazed window with secondary glazing, to the front elevation. Max measurements provided.

FAMILY BATHROOM: 11'3 x 6'6 (3.43m x 1.98m)

Of EXCUSITE contemporary design. Providing stylish patterned tiled flooring. A claw-foot bath with chrome mixer tap, mains shower facility, rainfall effect shower head and a wall-mounted clear glass shower screen. Floor to ceiling wall tiling. Low-level W.C with integrated push-button flush. Ceramic wash hand basin with chrome mixer tap, inset to a fitted and floating vanity drawer storage unit, with medium height wall tiling. Additional floating vanity storage cupboard. Chrome heated towel rail, ceiling light fitting and extractor fan. Max measurements provided.

CELLAR ROOM: 11'1 x 7'5 (3.38m x 2.26m)

Providing useful storage space. With power and lighting.

EXTERNALLY:

The front aspect is greeted by a wrought-iron railed fencing, with a low-maintenance frontage containing a variety of established rose bushes. There is a pitched roof storm canopy with tiled flooring. Giving access to the front entrance door. Secure high-level timber double gates open onto the extensive driveway. Formerly a car park. The external space is well-appointed and private. The garden space is nearing completion and will create a private and low maintenance space, with artificial lawn and a decked seating area. This will not compromise the already generous tarmac driveway. Allowing ample off-street parking. There are fully fenced and wall enclosed boundaries.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and majority single glazing, with secondary glazing installed throughout.

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: 2,301 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Freehold. Sold with vacant possession.

SITTING AREA: 15'5 x 13'1 (4.70m x 3.99m)

A WONDERFUL and SPACIOUS DUAL-ASPECT reception room. Providing continuation of the oak engineered flooring. Two ceiling light fittings, cast iron Victorian radiator, exposed cast-iron fireplace with open-fire and a tiled hearth, with surround. TV point. Two single glazed windows (one being sash) with secondary glazing, to the front and side elevation. A glass-partitioned internal door, opens into the conservatory. Max measurements provided.

CONSERVATORY: 13'8 x 9'9 (4.17m x 2.97m)

An excellent proportion. Of timber construction, with a pitched glass roof. Providing tiled flooring, five ceiling spot lights, a double panel radiator and hardwood double glazed windows to both side and rear elevations. French doors open out into the garden space and driveway.

GALLERIED FIRST FLOOR LANDING: 23'4 x 7'9 (7.11m x 2.36m)

A bright and airy space. Providing BRAND NEW carpeted flooring, an open-spindle balustrade, a ceiling light fitting, smoke alarm, loft hatch access point and access to the electrical RCD consumer unit. Single glazed window to the rear elevation. Utilised as a suitable fire escape. Access into all FIVE bedrooms and the family bathroom. OPEN-ACCESS into the useful study area or potential sixth bedroom.

OPEN STUDY AREA/ BEDROOM 6: 7'9 x 7'5 (2.36m x 2.26m)

OPEN-PLAN from the landing space. Providing scope to be used for a variety of purposes and could be instated as a sixth bedroom. If required. Continuation of the BRAND NEW carpeted flooring. A ceiling light fitting, double panel radiator and an obscure single glazed window with secondary glazing, to the side elevation.

MATER BEDROOM: 12'10 x 9'1 (3.91m x 2.77m)

A WELL-APPOINTED DOUBLE BEDROOM. Providing BRAND NEW carpeted flooring, a double panel radiator and ceiling light fitting, single glazed window with secondary glazing, to the front elevation. Access into the luxurious en-suite shower room.

EN-SUITE SHOWER ROOM: 12'2 x 4'8 (3.71m x 1.42m)

Of STUNNING modern design. Providing grey patterned tiled flooring. A double shower cubicle with mains shower facility, rainfall effect shower head and green floor to ceiling wall tiling. A low-level W.C with integrated push-button flush. Ceramic wash hand basin with a brushed brass mixer tap. Onto a fitted vanity storage unit with a wall cabinet above and vanity mirror with spot light. Brushed brass heated towel rail, medium height wall tiling, ceiling light fitting and extractor fan. Max measurements provided.

BEDROOM TWO: 12'10 x 12'6 (3.91m x 3.81m)

A GENEROUS DUAL-ASPECT DOUBLE BEDROOM. Located at the front of the house. Providing BRAND NEW carpeted flooring, a double panel radiator, ceiling light fitting and two single glazed windows with secondary glazing, to the front and side elevation.

BEDROOM THREE: 12'9 x 10'10 (3.89m x 3.30m)

AN ADDITIONAL DOUBLE BEDROOM. Located at the rear of the house. Providing BRAND NEW carpeted flooring, two single panel radiators, a ceiling light fitting and two sash single glazed windows, with secondary glazing, to the rear elevation.

BEDROOM FOUR: 10'9 x 7'7 (3.28m x 2.31m)

Providing BRAND NEW carpeted flooring, a single panel radiator, ceiling light fitting and a sash single glazed window, with secondary glazing, to the side elevation.





Local Authority:
Newark & Sherwood District Council.

Council Tax: Band 'C'

EPC: Energy Performance Rating: 'D' tbc

Local Information & Amenities:

This property is conveniently located in a highly sought after residential location, within walking distance to Newark North Gate Train Station. 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:

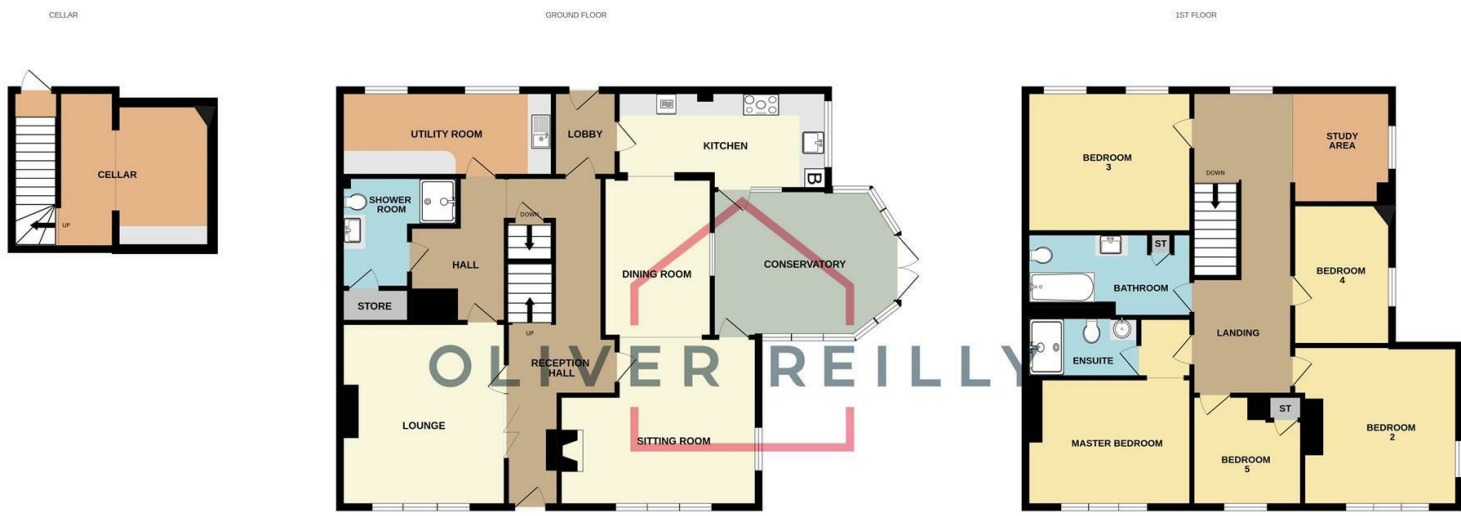
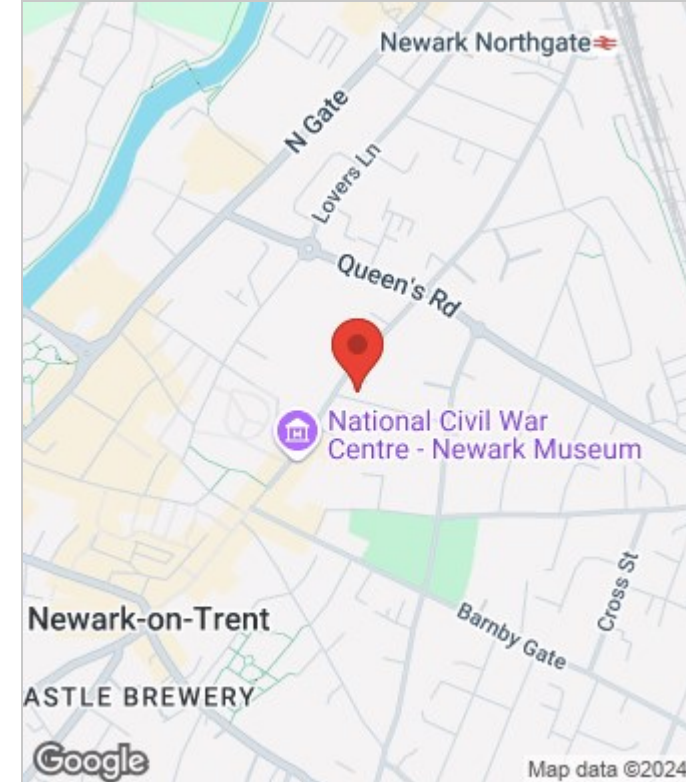
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

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) A		80
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	