



L'abri, Hatton Gardens, Newark

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OLIVER REILLY



L'abri, Hatton Gardens, Newark

Guide Price £450,000 - £475,000

- SUBSTANTIAL DETACHED HOME
- PRIME LOCATION. CLOSE TO TOWN CENTRE
- GROUND FLOOR W.C & CONSERVATORY
- TRIPLE GARAGING & BRICK WORKSHOP
- HIGHLY VERSATILE & FULL OF CHARACTER!
- FOUR GENEROUS BEDROOMS
- THREE LARGE RECEPTION ROOMS
- WONDERFUL 0.22 OF AN ACRE PLOT
- OFF-STREET PARKING
- VIEWING ESSENTIAL! Tenure: Freehold EPC 'D'

Guide Price: £450,000 - £475,000. UN ABRI SÛR... 'L'ABRI' ...A HOME OF TRUE DISTINCTION..! THE WAIT IS OVER!!.. because we have found the perfect period property for you! Conveniently positioned in a fantastic, central and sought-after location, within comfortable walking distance to the Town Centre. Hosting an array of excellent local amenities. Including TWO Train Stations. One of which hosts a DIRECT LINK TO LONDON KINGS CROSS STATION. Welcome to L'abri... A truly mesmerizing residence holding a vast degree of history, dating back to 1886, with substantial living space. Almost reaching 3,000 square/ft. STEP INSIDE and see for yourself... In addition to the sympathetic period features and generous room sizes. The house strongly promotes a highly VERSATILE layout. Comprising: Entrance porch, a sizeable and inviting reception hall, DUAL-ASPECT and bay-fronted lounge, separate dining room, inner hall/lobby, a bay-fronted study, extensive fitted kitchen, conservatory, utility room and ground floor W.C. The copious galleried-style landing promoted FOUR GENEROUS BEDROOMS, a four-piece family bathroom and useful study. Externally, the property stands on a 0.22 of an acre plot. Expect nothing less than PURE TRANQUILITY in the gorgeous, established and immensely private rear garden. Providing a detached brick workshop, with power and lighting. The front aspect promotes OFF-STREET PARKING and TRIPLE GARAGING. One of which has power and lighting. Further benefits of this alluring individual residence include a variety of double/single glazing and gas central heating. YOUR FUTURE HOME AWAITS...Simply ONE OF A KIND! & BRIMMING WITH PURE POTENTIAL..!



ENTRANCE PORCH: 5'1 x 3'1 (1.55m x 0.94m)
Providing original tiled flooring and a ceiling light fitting. Access to the front door.

RECEPTION HALL: 24'3 x 11'3 (7.39m x 3.43m)
A glorious reception space./ Accessed via an obscure painted hardwood front door, with side-by-side obscure wooden windows to the front elevation. Providing carpeted flooring, stairs rising to the first floor, with an open-spindle balustrade, two ceiling light fittings, a smoke alarm, a single panel radiator, central heating thermostat. Access into the inner hall, dining room, conservatory and large lounge, Max measurements provided.

BAY-FRONTED LOUNGE: 19'8 x 18'6 (5.99m x 5.64m)
A BEAUTIFUL reception room. Providing a vast degree of space, with high ceiling. Carpeted flooring, two double panel radiators, a ceiling rose with light fitting, two wall light fittings, a central stone fireplace. Housing a gas fire with raised stone hearth and oak mantle. Walk-in bay with uPVC double glazed windows to the front elevation. A wooden window to the left and right side elevation. Max measurements provided into bay-window.

DINING ROOM: 18'5 x 11'10 (5.61m x 3.61m)
A SUPERBLY SPACIOUS reception room, with high ceiling. Providing carpeted flooring, dado railing, a central ceiling light fitting, wall light fitting, double panel radiator and a central feature fireplace. Housing an inset electric fire with a raised granite hearth and surround. uPVC double glazed French doors open out into the lovely garden. Internal access into the inner-hallway.

INNER HALLWAY: 6'7 x 4'9 (2.01m x 1.45m)
With carpeted flooring, a ceiling light fitting and smoke alarm. Access down to the cellar, back into the reception hall and also into the bay-fronted study.

STUDY: 15'6 x 10'10 (4.72m x 3.30m)
A WONDERFUL BAY-FRONTED reception room with high ceiling. Providing carpeted flooring, a ceiling light fitting, a large radiator, two generous fitted storage cupboards and a medium height double wall cupboard. Walk-in bay with uPVC double glazed windows to the front elevation. Max measurements provided into bay-window.

KITCHEN: 13'2 x 8'10 (4.01m x 2.69m)
With vinyl flooring. Providing a vast range of fitted wall and base units with laminate roll-top work surfaces over, under wall unit lighting and wall tiling. Larder cupboard. Inset 1.5 bowl composite sink with mixer tap and drainer. Integrated 'AEG' electric oven with four ring gas hob over and stainless steel extractor hood. Integrated dishwasher and fridge. Access to the concealed 'VIEMANN' boiler. Ceiling strip light, extractor fan and large single glazed wooden window, with secondary glazing to the rear elevation.

REAR LOBBY: 5'8 x 3'3 (1.73m x 0.99m)
With vinyl flooring and an obscure painted hardwood rear external door, giving access into the garden.

CONSERVATORY: 20'8 x 7'7 (6.30m x 2.31m)
Accessed via the reception hall. With a sloped poly-carbonate roof with roof blinds. Providing carpeted flooring, a ceiling strip light, two gas heaters and 7 hardwood high-level windows to the right side elevation and an obscure single glazed window to the left side elevation, into the lounge. Access into the large side lobby.





SIDE LOBBY: 20'4 x 7'7 (6.20m x 2.31m)
 A generous and multi-functional space, with a sloped ploy-carbonate roof with roof blinds. Providing carpeted flooring, two ceiling light fittings, three hardwood high-level windows to the right side elevation. Provision for a freestanding fridge and freezer. An obscure painted hardwood rear external door, gives access into the garden. Internal access into the conservatory, utility and ground floor W.C. Max measurements provided.

UTILITY ROOM: 6'1 x 5'8 (1.85m x 1.73m)
 With vinyl flooring and medium height wall tiling. A gas heater, a ceiling light fitting, provision/plumbing for a washing machine and tumble dryer. Obscure single glazed window to the side elevation and access into the ground floor W.C.

GROUND FLOOR W.C.: 5'7 x 2'9 (1.70m x 0.84m)
 With vinyl flooring, a low-level W.C and a corner fitted wash hand basin with chrome taps. Floor to ceiling wall tiling, ceiling light fitting and an obscure single glazed window to the side elevation.

GALLERIED-STYLE LANDING: 17'6 x 15'6 (5.33m x 4.72m)
 A lovely generous space. Providing carpeted flooring, an open-spindle balustrade, a single panel radiator, a ceiling light fitting, smoke alarm/ heat sensor and a fitted airing cupboard housing the hot water cylinder. Hardwood single glazed window to the front elevation. Access into the family bathroom, study and four large bedrooms. Max measurements provided.

BAY-FRONTED MASTER BEDROOM: 17'5 x 17'3 (5.31m x 5.26m)
 A SUPERB DOUBLE BEDROOM. Located at the front of the property. Providing carpeted flooring, a high ceiling, three ceiling light fittings, a double panel radiator, single panel radiator, a pedestal wash hand basin with chrome taps. Fitted storage cupboards and a decorative feature fireplace with surround. Walk-in bay with uPVC double glazed windows to the front elevation. Wooden single glazed window to the side elevation. Max measurements provided into bay-window.

BEDROOM TWO: 16'8 x 13'10 (5.08m x 4.22m)
 A GENEROUS DOUBLE BEDROOM. Located to the rear of the property. Providing carpeted flooring, a high ceiling, dado railing, two ceiling light fittings, a double panel radiator, pedestal wash hand basin with chrome taps, two large fitted storage cupboards and a decorative feature fireplace, with surround. Hardwood double glazed window to the rear elevation, overlooking the garden.

BEDROOM THREE: 18'5 x 12'1 (5.61m x 3.68m)
 A DUAL-ASPECT DOUBLE BEDROOM. Providing carpeted flooring, a high ceiling, double panel radiator, two ceiling light fittings, two wall light fittings, telephone point, a pedestal wash hand basin with chrome taps, a large double fitted storage cupboard and a low-level cupboard. A hardwood double single window to the side and rear elevation. Max measurements provided.

BEDROOM FOUR: 14'1 x 5'9 (4.29m x 1.75m)
 A WELL-APPOINTED BEDROOM. Providing carpeted flooring, a high ceiling, a single panel radiator, ceiling light fitting, dado railing, ceramic wash hand basin with chrome mixer tap. Inset to a fitted vanity storage cupboard. Extensive fitted wardrobes and shelving. Wooden single glazed window to the side elevation.

FAMILY BATHROOM: 11'8 x 7'7 (3.56m x 2.31m)
 Of generous proportion. Providing vinyl flooring. A corner bath with chrome taps, a corner fitted shower cubicle with electric shower facility and high-level wall tiling. A low-level W.C and pedestal wash hand basin with chrome taps. Medium height wall tiling, a large single panel radiator, ceiling light fitting, obscure single glazed window to the front and side elevation.

FIRST FLOOR STUDY: 8'8 x 4'8 (2.64m x 1.42m)
 With carpeted flooring, a ceiling light fitting, fitted shelving storage and a wooden single glazed window to the front/side elevation.

CELLAR STORE 1: 12'4 x 6'4 (3.76m x 1.93m)
 With ceiling strip light, work bench and open-access through to the larder cellar store room.

CELLAR STORE ROOM 2: 18'5 x 12'0 (5.61m x 3.66m)
 With carpeted flooring, four ceiling strip lights, original coal chute and window to the side elevation.

DETACHED DOUBLE GARAGE: 18'8 x 8'1 (5.69m x 2.46m)
 Of concrete construction with a sloped roof. Accessed via two manual up/ over garage doors, with a uPVC double glazed window to the rear elevation.

DETACHED SINGLE GARAGE: 17'11 x 9'1 (5.46m x 2.77m)
 Of brick built construction, with a pitched slate roof. Accessed via external double doors. Providing power, lighting and a hardwood window to the right side elevation.

DETACHED BRICK WORKSHOP: 13'6 x 11'5 (4.11m x 3.48m)
 Of brick built construction, with a sloped slate roof. Accessed via a wooden external door. Providing power lighting, via two ceiling strip-lights. Loft hatch access point and a hardwood window to the front and right side elevation.





EXTERNALLY:

The property is situated in a PRIME central location, retaining a high-degree of kerb appeal. The front aspect provides a low-level fenced front boundary, with a wrought-iron access gate, opening onto a block-paved frontage, with established planted borders. Giving access to the front porch and entrance door. The left front/ side aspect provides the TRIPLE GARAGING, with a concrete driveway in-front. The house stands on an enviable 0.22 of an acre plot. The lovely and fully enclosed rear garden is immensely private. Predominantly laid to lawn with a vast array of established planted borders, shrubs, a small pond and mature trees. There is an extensive block paved seating area, directly accessed from the French doors in the dining room. A crazy-paved pathway leads to the detached workshop, via the right side elevation.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a modern 'VIESMANN' boiler and a variety of hardwood single glazing and uPVC double glazing.

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: 2,937 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Freehold. Sold with vacant possession.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'F'

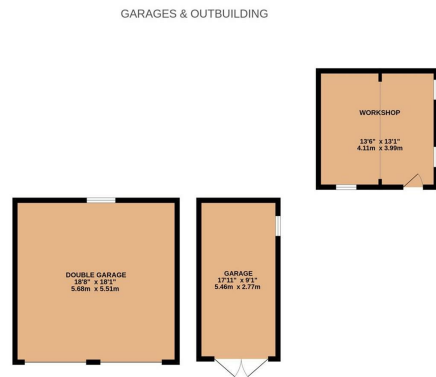
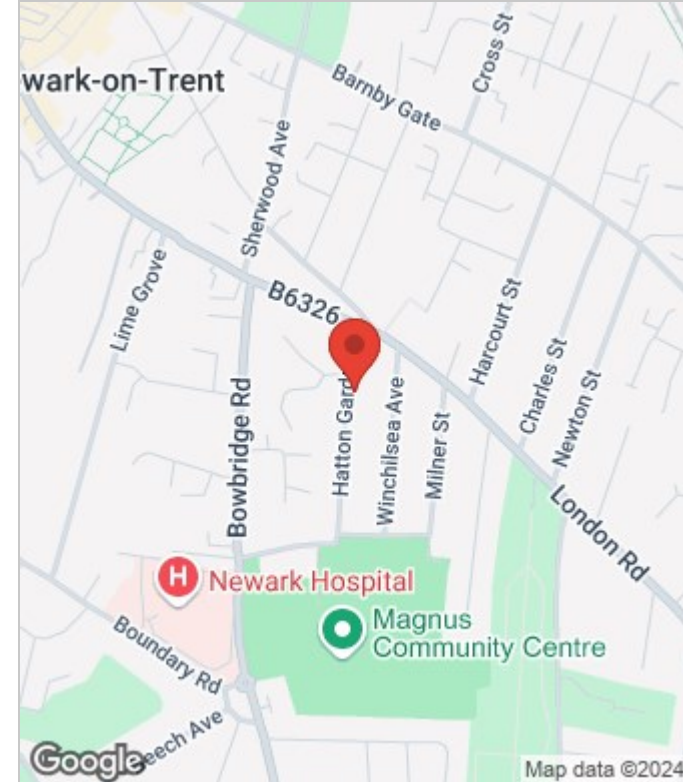
EPC: Energy Performance Rating: 'D' (62)

Local Information & Amenities:

This property is conveniently located in a highly sought after residential location. 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.

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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	