



CHALLANCE WILLAS

Harcourt Street, Newark

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OLIVER REILLY 







# Harcourt Street, Newark

Guide Price £260,000 - £270,000

- STUNNING PERIOD HOME
- WALKING DISTANCE TO TOWN CENTRE
- SUPERB DINING KITCHEN
- REPLACEMENT WINDOWS & DOORS
- CHARMING LOW-MAINTENANCE GARDEN
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- GROUND FLOOR W.C & UTILITY
- LARGE CELLAR STORE-ROOM
- VIEWING ESSENTIAL! NO CHAIN! Tenure: Freehold EPC 'D'



Guide Price: £260,000- £270,000. ITS SO HARD TO SAY NO...  
 To this sympathetically STUNNING bay-fronted period home! Conveniently positioned within comfortable walking distance to the Town Centre. Situated off the fashionable tree-lined London Road vicinity. Perfectly placed to a range of excellent amenities and transport links. Including a DIRECT LINK TO LONDON KINGS CROSS STATION. Via Newark North Gate Train Station. Words can't comprehend the IMMENSE TRANSFORMATION within the eye-catching traditional beauty. Retaining an array of its originality and charm. Combined with a CAPTIVATING CONTEMPORARY DESIGN. Hosting the perfect blend for modern-day living! The property boasts a substantial internal layout. In excess of 1,300 square/ft. It's fair to say all the hard work has been done for you!... Step inside and see for yourself! The bright and beautiful accommodation comprises: Entrance hall, a FABULOUS DINING KITCHEN. Hosting a range of integrated appliances and OPEN-PLAN access through to a BEAUTIFUL BAY-FRONTED LOUNGE. Occupying sash sliding windows, fitted shutters and an eye-catching log burner. Furthermore, the ground floor hosts a separate modern utility room, ground floor W.C and a lovely study/ secondary sitting room, with French doors into the garden. The well-appointed first floor landing provides a STUNNING SHOWER ROOM and THREE EXCELLENT SIZED BEDROOMS. There is also a large cellar store room. Posing great scope to be utilised into additional living accommodation. Subject to relevant approvals. Externally, the well-tended rear garden is of a great proportion! Posing a captivating tranquil escape, with a paved seating area. Further benefits of this SUBLIME RESIDENCE include sash uPVC and hardwood DOUBLE GLAZED windows throughout, a composite front door and a modern central heating system. All replaced within the last five years. Prepare to be IMPRESSED! This delightful home has everything you could want...AND MORE! The only thing that's missing... IS YOU!

**PORCH:** 4'1 x 2'7 (1.24m x 0.79m)  
 With tiled flooring. Giving access to the front entrance door.

**ENTRANCE HALL:** 11'11 x 4'1 (3.63m x 1.24m)  
 An inviting reception space. Accessed via an obscure panelled composite entrance door. Providing wood-effect LVT flooring, carpeted stairs rising to the first floor, a ceiling light fitting, smoke alarm and access into the dining kitchen.

**OPEN-PLAN DINING KITCHEN:** 12'10 x 12'1 (3.91m x 3.68m)  
 Of STUNNING modern design. Providing wood-effect LVT flooring. The stylish fitted kitchen hosts a range of complementary wall and base units with 'FENIX NTM' work surfaces over and up-stands. Inset sink with mixer tap. Integrated medium height 'BOSCH' electric oven, fridge freezer and dishwasher. Integrated four ring 'AEG' induction hob with glass splash back and stainless steel extractor hood above. Three ceiling light fittings, double panel radiator, sash uPVC double glazed window to the rear elevation. Access down to the cellar and into the utility room. OPEN-PLAN access through to the large lounge. Max measurements provided.

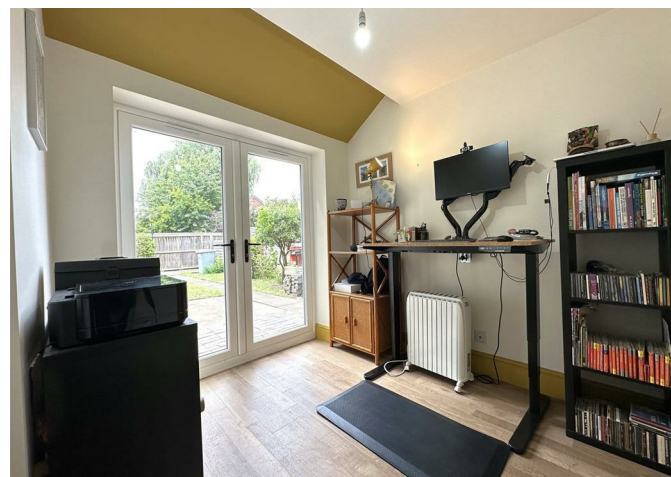
**BAY-FRONTED LOUNGE:** 15'0 x 11'8 (4.57m x 3.56m )  
 A LOVELY AND SPACIOUS RECEPTION ROOM. Providing continuation of the LVT wood-effect flooring, a ceiling light fitting, TV point and a central feature fireplace. Housing an inset 'MORSO' log burner with a raised tiled hearth and oak beamed mantle. Walk-in bay with hardwood double glazed sash sliding windows and fitted shutters, to the front elevation. Max measurements provided into bay-window.

**UTILITY ROOM:** 8'9 x 8'6 (2.67m x 2.59m)  
 Of contemporary design. Providing LVT wood-effect flooring. Hosting a range of fitted wall and base units with 'FENIX NTM' flat edge work surfaces over and up-stands. Inset stainless steel sink with mixer tap and drainer. Plumbing/ provision for an under counter washing machine and tumble dryer. Access to the concealed 'IDEAL' gas-fired boiler. Hot water/ central heating control panel. Recessed ceiling spotlights, double panel radiator, extractor fan and a uPVC double glazed sash sliding window to the side elevation. An obscure uPVC side external door gives access into the garden. Internal access into the study and ground floor W.C. Max measurements provided.

**GROUND FLOOR W.C:** 5'3 x 3'3 (1.60m x 0.99m)  
 Accessed via a sliding door, with LVT wood-effect flooring, a low-level W.C and a corner fitted ceramic wash hand basin with chrome taps. Ceiling light fitting, with sensor and an extractor fan.

**SITTING ROOM/ STUDY:** 8'7 x 8'1 (2.62m x 2.46m)  
 A well-appointed multi-purpose reception room. Providing LVT wood-effect flooring, a ceiling light fitting, double panel radiator, TV point and uPVC double glazed French doors opening out into the garden.

**FIRST FLOOR LANDING:** 13'1 x 5'5 (3.99m x 1.65m)  
 A well-appointed space. Providing carpeted flooring, a ceiling light fitting, smoke alarm, double panel radiator and a loft hatch access point, with partial boarding. Access into the shower room and all three bedrooms. Max measurements provided.







**MASTER BEDROOM:**

15'7 x 12'5 (4.75m x 3.78m)

A DELIGHTFUL AND GENEROUS DOUBLE BEDROOM. Located at the front of the property. Providing complementary wood-effect laminate flooring, a ceiling light fitting, double panel radiator and two hardwood double glazed sash sliding windows to the front elevation.

**BEDROOM TWO:**

13'1 x 9'6 (3.99m x 2.90m)

AN ADDITIONAL DOUBLE BEDROOM. Providing wood-effect laminate flooring, a ceiling light fitting, double panel radiator and a uPVC double glazed sash sliding window to the rear elevation.

**BEDROOM THREE:**

10'3 x 7'5 (3.12m x 2.26m)

A WELL-APPOINTED bedroom. Located to the rear of the property. Providing carpeted flooring, a ceiling light fitting, double panel radiator, fitted airing cupboard, housing the hot water cylinder and a uPVC double glazed sash sliding window to the rear elevation. Overlooking the garden. Max measurements provided.

**CONTEMPORARY SHOWER ROOM:**

5'10 x 5'3 (1.78m x 1.60m)

Of attractive modern design. Providing tiled flooring. A fitted double shower cubicle with mains shower facility. 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. Complementary grey floor to ceiling wall tiling. Recessed ceiling spotlights via a sensor. Obscure uPVC double glazed sash sliding window to the side elevation.

**CELLAR STORE ROOM:**

15'3 x 11'8 (4.65m x 3.56m)

A generous storage space, with scope to be utilised into additional living accommodation. Subject to relevant approvals. Providing a ceiling light fitting. Access to the gas, electricity meter and the electrical RCD consumer unit. Walk-in bay with uPVC double glazed window to the front elevation.

**EXTERNALLY:**

The property enjoys a low-level walled frontage, with partial range of shrubs and a concrete pathway leading to the entrance porch and front door. The well-maintained and generously proportioned rear garden is predominantly laid to lawn, with an array of established plants, bushes and shrubs. There is a large paved/ block paved seating area, with an external light, directly from the French doors in the study/ sitting room. A timber side access gate opens onto a shared pathway via one neighbouring property, to provide access onto the roadside, for bikes and bins etc. PLEASE NOTE: There is shared access over the garden from one neighbouring home. There are fully fenced side and rear boundaries.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a modern 'IDEAL' boiler. Replacement uPVC double glazing to the rear elevation and replacement hardwood double glazed sash windows to the front elevation. 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: 1,312 Square Ft.**

Measurements are approximate and for guidance only.

**Tenure: Freehold. Sold with vacant possession.**

**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'A'**

**EPC: Energy Performance Rating: 'D' (61)**

**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.

**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:**

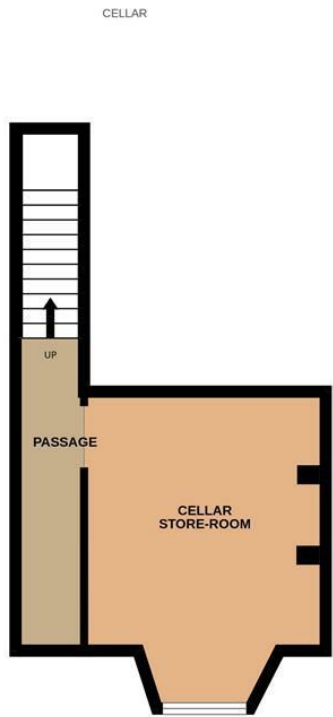
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and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



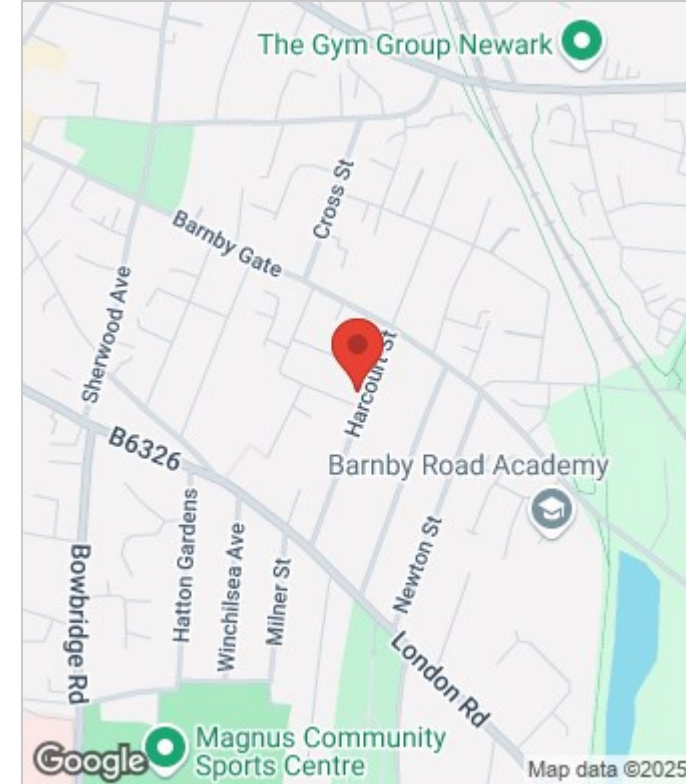








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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	