



Albert Street, Newark

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 OLIVER REILLY







# Albert Street, Newark

- SUPERB SEMI-DETACHED HOME
- PRIME CENTRAL LOCATION
- WELL-APPOINTED MODERN KITCHEN
- CONTEMPORARY FIRST FLOOR BATHROOM
- GENEROUS & PRIVATE ENCLOSED REAR GARDEN
- THREE BEDROOMS
- TWO RECEPTION ROOMS & GARDEN ROOM
- UTILITY ROOM & GF SHOWER ROOM
- LARGE GARAGE & DETACHED TIMBER CABIN
- NO CHAIN! Tenure: Freehold. EPC 'D'

Guide Price £250,000 - £260,000



Guide Price: £250,000 - £260,000. CLASSY, CONTEMPORARY & STYLISH..!

DON'T MISS OUT... On this superb semi-detached home. Boasting PERFECT PROPORTIONS and a high-degree of versatile living space, presented to an excellent standard.

This beautiful period home sympathetically combines eye-catching modern design with a beautiful array of period features. Situated in a HIGHLY RENOWNED CENTRAL LOCATION. Within walking distance to the Town Centre, Sconce and Devon Park, the local Marina and both train stations. Hosting a DIRECT LINK TO LONDON KINGS CROSS STATION! Perfect for any commuting needs!

This bright and beautiful residence promises a wonderfully free-flowing layout, comprising: Inviting reception hall, an extensive contemporary kitchen, bay-fronted lounge with feature fireplace, separate dining room OPEN-PLAN through to a lovely garden room with glass roof, a useful utility room and a STUNNING MODERN SHOWER ROOM. The first floor hosts THREE WELL-PROPORTIONED BEDROOMS and a FABULOUS FAMILY BATHROOM. All accessed via attractive oak internal doors.

Externally, the property is further enhanced by a MAGNIFICENT AND GENEROUS REAR GARDEN. Enjoying a raised decked seating area and a DETACHED TIMBER CABIN. Boasting power, lighting, electric heating and scope to be utilised for a variety of purposes. In particular, a POTENTIAL HOME OFFICE! Vehicular access is granted down Green Lane. Leading to a LARGE DETACHED GARAGE. Providing power, lighting and a separate alarm system. On-street is also available outside the house. On a first come, first served basis.

Further benefits of this STAND OUT HOME include uPVC double glazing throughout, a full alarm system and gas fired central heating, via a modern combination boiler.

VIEW IT AND LOVE IT!.. This STAND-OUT SEMI is sure to TICK ALL YOUR BOXES... AND MORE!

Marketed with \*\*NO ONWARD CHAIN!\*\*

## RECEPTION HALL:

12'5 x 6'2 (3.78m x 1.88m)

Accessed via an obscure panelled uPVC double glazed front door with full height obscure uPVC double glazed side panel. Providing complementary oak-effect laminate flooring. Grey carpeted stairs with open spindle balustrade, handrail and wall panelling rise to the first floor. Two wall light fittings. Are fitted cupboard with shelving. Wall mounted alarm control panel, smoke alarm, telephone connectivity point, stylish and traditional anthracite grey column radiator. Attractive Oak internal doors lead into the two reception rooms and spacious kitchen.

## STYLISH MODERN KITCHEN:

16'5 x 9'3 (5.00m x 2.82m)

Of attractive contemporary design. Providing wood-effect laminate flooring. The stylish kitchen provides a wide range of white high-gloss wall and base units with laminate wood-effect roll-top work surfaces over and up-stands. Inset stainless steel sink with chrome mixer tap and drainer. Integrated dishwasher, under-counter fridge and separate freezer. Provision for a freestanding cooker. Four ceiling light fittings, stylish yet traditional anthracite grey column radiator, PIR alarm sensor, uPVC double glazed window to the front and side elevation. An obscure uPVC double glazed side external door gives access to the side pathway and front aspect. Internal accesses with step down into the under-stairs pantry. Providing a ceiling light, variety of power sockets, access to the modern gas combination boiler, hot water/central heating control panel and an obscure uPVC double glazed window to the side elevation. Max measurements provided.

## BAY-FRONTED LOUNGE:

13'5 x 9'9 (4.09m x 2.97m)

A sizeable reception room, providing complementary dark wood-effect laminate flooring, a central ceiling light fitting, coving, stylish yet traditional anthracite, grey column radiator. Access to the electrical RCD consumer unit, extensive double power sockets, PIR alarm sensor, wall mounted carbon monoxide alarm and a central feature fireplace housing and inset gas fire with raised hearth and decorative stone-effect surround. Walk-in bay with uPVC double glazed windows to the front elevation. Max measurements provided into bay-window.

## DINING ROOM:

11'10 x 10'3 (3.61m x 3.12m)

A lovely additional reception room, providing wood-effect laminate flooring, complementary medium height wall panelling, a central ceiling light, fitting, coving, stylish yet traditional anthracite, grey column radiator, telephone connectivity point and a variety of double power sockets. Open access through to the garden room. Max measurements provided.

## GARDEN ROOM:

10'10 x 9'1 (3.30m x 2.77m)

A seamless flow from the reception room into a lovely multi-functional space. Of part brick and uPVC construction with a pitched clear-glass roof, with continuation of the wood-effect laminate flooring and medium height wall panelling. Stylish yet traditional anthracite grey column radiator, central ceiling light fitting. uPVC double glazed high-level windows to the right side elevation. Clear uPVC double glazed windows to the rear elevation with perfect fit Venetian blinds. uPVC double glazed French doors open out onto a lovely decked sun terrace, overlooking the private rear garden. Internal access via an oak internal door into the utility room.

## UTILITY ROOM:

9'3 x 2'10 (2.82m x 0.86m)

With continuation of the wood-effect laminate flooring and medium height wall panelling, ceiling light fitting, large loft hatch access point. Plumbing/provision for a freestanding washing machine and tumble dryer. Access into the ground floor shower room, via a complementary oak internal door.







**GROUND FLOOR SHOWER ROOM:** 9'3 x 5'7 (2.82m x 1.70m)  
Of eye-catching modern design. Providing non-slip tiled flooring. A large walk-in shower with mains shower facility, clear glass shower screen and floor to ceiling white patterned aqua boarding. A low-level W.C with push-button flush and white ceramic wash hand basin with chrome mixer tap and mosaic-style wall tiled splash backs. Inset to a fitted vanity storage unit. Chrome heated towel rail, central ceiling light fitting, extractor fan and an obscure uPVC double glazed window to the side elevation.

**FIRST FLOOR LANDING:** 6'6 x 6'1 (1.98m x 1.85m)  
With grey carpeted flooring, medium height wall panelling, two wall light fittings, coving, smoke alarm, loft hatch access point and a uPVC double glazed window to the side elevation. Access into the family bathroom and all three bedrooms via complementary oak internal doors. Max measurements provided.

**MASTER BEDROOM:** 11'10 x 10'3 (3.61m x 3.12m)  
A spacious DOUBLE bedroom, located at the front of the house. Providing grey carpeted flooring, a central ceiling light fitting, coving, extensive range of double power sockets, high-level TV connectivity point, double panel radiator and a uPVC double glazed window to the front elevation.

**BEDROOM TWO:** 11'10 x 10'3 (3.61m x 3.12m)  
A well-appointed DOUBLE bedroom, providing grey carpeted flooring, recessed ceiling spotlights, coving, extensive double power sockets and a double panel radiator, uPVC double glazed window to the rear elevation, overlooking the wonderfully private and rear garden. Max measurements provided.

**BEDROOM THREE:** 7'9 x 6'2 (2.36m x 1.88m)  
A well-appointed single bedroom, providing grey carpeted flooring, a central ceiling light fitting, coving, TV connectivity point, two double power sockets, double panel radiator and a uPVC double glazed window to the front elevation. Max measurements provided.

**FAMILY BATHROOM:** 7'3 x 6'1 (2.21m x 1.85m)  
Of superb contemporary design. Providing Grey tiled flooring. A wooden panelled bath with chrome mixer tap and handheld overhead shower facility with floor to ceiling modern aqua boarding behind. Low-level W.C with push-button flush and floor to ceiling ceramic wall tiling behind. Wall mounted white ceramic wash hand basin with chrome mixer tap, vanity mirror above and floor to ceiling ceramic wall tiling behind. Chrome heated towel rail, extractor fan, white pVC ceiling cladding with recessed ceiling spotlights. Obscure uPVC double glazed window to the rear elevation.

**LARGE DETACHED GARAGE:** 20'1 x 10'3 (6.12m x 3.12m)  
Of concrete sectional construction. Accessed via a manual up/ over garage door, located down Green Lane. Providing power, lighting, a separate consumer unit and a functional alarm control panel. Single glazed windows to the rear elevation. A wooden rear personnel door leads into the large rear garden, with an external security light above.

**DETACHED TIMBER CABIN:** 12'4 x 9'0 (3.76m x 2.74m)  
Of detached timber construction with a pitched felt roof. Accessed via paned timber double doors. Boasting scope to be utilised for a variety of purposes. Including an ideal HOME OFFICE SPACE. With wood-effect laminate flooring. There are a range of power sockets, a wall mounted electric heater, TV connectivity point and a paned wooden window to the front elevation.

#### EXTERNALLY:

The front aspect is greeted by a timber pedestrian gate, opening onto a lovely block paved frontage with a partial gravelled border with mature plant. There is access to the concealed electricity meter and bin store. The block paving continues to the front entrance door with external light and also follows to the left side aspect leading to the side door, into the kitchen door with external light and concealed gas meter. There are fenced side and front boundaries.

The wonderfully well-appointed rear garden provides a lovely raised decked sun terrace with open spindle balustrade, accessed from the uPVC double glazed French doors in the garden room, with outside tap, external light, additional security light and a single external power socket. Steps lead down to a generous family-friendly formal garden. Retaining a high-degree of privacy. Predominantly laid to lawn with raised planted borders, offering a range of complementary bushes and shrubs. There is an additional external light at the bottom of the garden, situated in front of the detached timber cabin, accompanied by a decorative water feature. A personnel rear access door leads into the detached garage. 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 recently serviced boiler, an alarm system for the house and detached garage. There is also uPVC double glazing 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: 990 Square Ft.

Measurements are approximate and for guidance only. This does not include the detached cabin or garage.

#### Local Authority:

Newark & Sherwood District Council.

#### Council Tax: Band 'A'

Tenure: Freehold. Sold with vacant possession.

#### EPC: Energy Performance Rating: 'D' (57)

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 for ease of access into Newark-on-Trent (approx. 1.2 miles away). The property is positioned on one of the Towns most sought after streets, with excellent access onto the popular Sconce & Devon Park with lots of greenery to enjoy. There is also ease of access to the local Marina, only a stones throe away from this home. The Town itself offers many tourist attractions and many events taking place at 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. There is also access to Lincoln and Nottingham via Newark Castle train station.

### Viewing Arrangements:

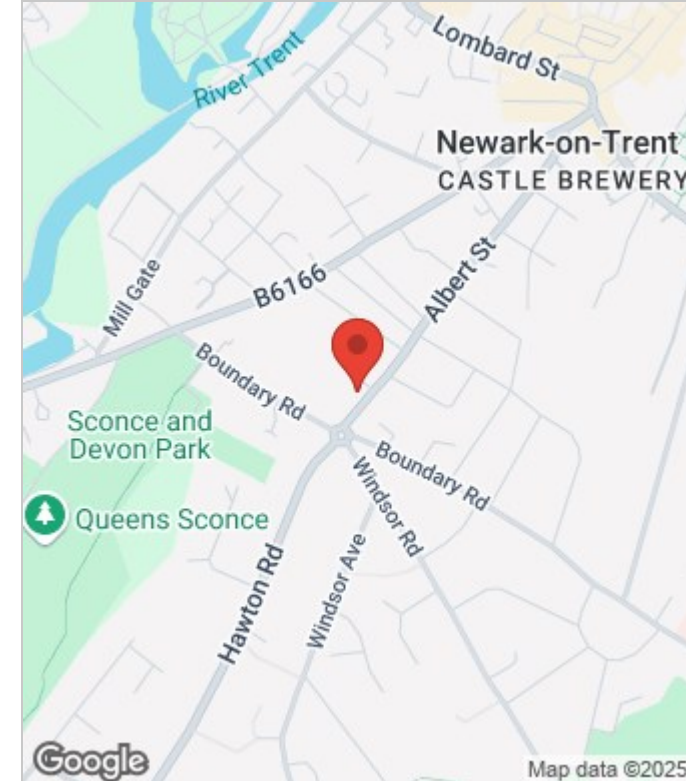
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

### 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>		<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</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