



Wellington Road, Newark

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OLIVER REILLY





LIVE  
OVER  
A RAK





# Wellington Road, Newark

Guide Price £375,000



## RECEPTION HALL: 27'6 x 5'3 (8.38m x 1.60m)

An impressive and highly inviting entrance space. Accessed via a hardwood paned stained glass front door. Providing reclaimed original-designed tiled flooring, eye-catching medium height wall, panelling, two ceiling light fittings, a large double panel radiator, wall mounted central heating/ hot water thermostat. Staircase with central carpet runner and handrail, rising to the first floor. Access into the spacious kitchen, down to the cellar and both sizeable reception rooms.

## BAY-FRONTED LOUNGE: 16'7 x 12'10 (5.05m x 3.91m)

A beautiful and expansive reception room. Providing carpeted flooring, three wall light fittings, double panel radiator, complementary medium height wall panelling, ornate coving, picture rails, electrical RCD consumer unit and a central feature fireplace, housing an inset log burner with a raised tiled hearth and decorative surround. Walk-in bay with hardwood double glazed sliding sash windows to the front elevation. Max measurements provided into bay-window.

## DINING ROOM: 13'9 x 10'10 (4.19m x 3.30m)

A copious reception room with carpeted flooring, complementary high ceilings with ceiling rose and light fitting, picture rails, coving, large double panel radiator and an eye-catching exposed feature fireplace with wonderful surround and provision for freestanding fire or log burner (subject to regulations). Extensive fitted storage cupboard with display cabinet above, telephone connectivity point and a uPVC double glazed window to the rear elevation.

## SPACIOUS CONTEMPORARY KITCHEN: 16'9 x 9'4 (5.11m x 2.84m)

Of generous modern design. Providing ceramic tiled flooring. The complementary kitchen has a vast range of fitted wall, drawer and base units in an eye-catching shaker-style design, with patterned flat-edge work surfaces over and white bevelled wall tiled splash backs. Inset, 1.5 bowl, stainless steel sink with chrome mixer tap and drainer. Integrated medium height 'NEFF' electric double oven, separate five ring gas hob with stainless steel extractor hood above and white bevelled wall tiled splash backs behind. Integrated fridge freezer and dishwasher. Fitted glass display cabinet with inset lighting. Ceiling light fitting, double panel radiator, TV connectivity point, original serving hatch from the dining room, two uPVC double glazed windows to the side elevation, a uPVC double glazed window to the rear elevation. An obscure uPVC double glazed side external door gives access to the garden. Internal access into the utility room.

## UTILITY ROOM: 9'3 x 6'5 (2.82m x 1.96m)

With beech-effect laminate flooring. Providing fitted wall and base units with laminate roll-top work surfaces over and high-level wall tiled splash backs. Inset stainless steel sink with chrome taps and drainer. Under counter plumbing/provision for a washing machine and tumble dryer. Access to the gas boiler. Single panel radiator, ceiling light fitting, obscure uPVC double glazed window to the side elevation. Access into the ground floor W.C. Max measurements provided.

## GROUND FLOOR W.C: 3'9 x 3'7 (1.14m x 1.09m)

With continuation of the beech-effect laminate flooring. Providing a low-level W.C with levered flush, a wall mounted wash hand basin with chrome taps, floor to ceiling wall tiling, ceiling light fitting and an obscure uPVC double glazed window to the side elevation.

## FIRST FLOOR LANDING: 13'9 x 5'3 (4.19m x 1.60m)

Providing carpeted flooring, an open-spindle balustrade with curved handrail and additional carpeted staircase rising to the second floor. The landing hosts recessed ceiling spotlights, smoke alarm, a modern double panel radiator, access into the inner landing, and to two of the three bedrooms.

- ELEGANT SEMI-DETACHED HOME
- HUGELY SOUGHT-AFTER & CENTRAL LOCATION
- SPACIOUS KITCHEN & UTILITY ROOM
- BEAUTIFUL ENCLOSED GARDEN
- WONDERFUL ORIGINAL FEATURES!
- FOUR BEDROOMS & VAULTED CELLAR ROOM
- TWO COPIOUS RECEPTION ROOMS
- GF W.C & FIRST FLOOR BATHROOM
- SINGLE GARAGE & RESIDENTS PERMIT PARKING
- NO CHAIN! Tenure: Freehold. EPC 'E'

### THE EPITOME OF ELEGANCE..!

Words fail to justify the magnitude of sympathetic charm and originality lying inside this wonderfully impressive Victorian home. Standing-proud on one of Newark's most sought-after streets, within a conservation area, just a few moments walk to the Town Centre, a wide array of amenities and transport links. Including two train stations, with a DIRECT LINK TO LONDON KINGS CROSS STATION, via Newark North Gate Station.

There is definitely MORE THAN MEETS THE EYE inside this substantial 19th Century semi-detached home. Promising an instantaneous warm and welcoming design, captivated by an eye-catching range of original period features. This copious property spans almost 2,000 square/ft of accommodation, showcasing a vast and versatile layout, comprising: Inviting reception hall, bay-fronted lounge with feature fireplace and inset log burner, a separate dining room, SPACIOUS CONTEMPORARY KITCHEN, separate utility room and a ground floor W.C.

The first floor provides an eye-catching modern bathroom with Jacuzzi bath and THREE GENEROUS BEDROOMS. The huge BAY-FRONTED principle bedroom is further enhanced by its original high-ceilings and extensive fitted wardrobes. The second floor provides a large ATTIC FOURTH BEDROOM, with extensive eaves storage cupboards.

Externally, the space and surprises don't stop there.. The vibrant and well-appointed rear garden is glowing with colour. Providing an attached external store and an extensive paved seating area. Residents permit parking is available outside the front of the property. There is also access to a SINGLE GARAGE. Located in a block, in close proximity to the house.

Further benefits of this BEAUTIFUL CHARACTER-FILLED HOME include hardwood double glazing to the front aspect, uPVC double glazing to the rear and gas-fired central heating.

This TIMELESS PERIOD CLASSIC simply MUST BE VIEWED... In order to be fully appreciated! Marketed with \*\*NO ONWARD CHAIN!\*\*







**BAY-FRONTED MASTER BEDROOM:**

A copious principal DOUBLE bedroom located at the front of the house. Providing carpeted flooring, complementary high ceilings with detailed coving and architrave. Large double panel radiator, two wall light fittings, two double fitted wardrobes. Hardwood double glazed sliding sash windows to the front elevation with a wonderful walk-in bay. Max measurements provided into bay-window.

16'9 x 16'8 (5.11m x 5.08m)

**BEDROOM TWO:**

An additional and equally lovely DOUBLE bedroom with carpeted flooring, complementary high ceilings with ceiling rose and light fitting. Detailed coving and picture railing. Modern double panel radiator and an exposed feature fireplace with inset tiled hearth and a cast iron decorative surround. uPVC double glazed window to the rear elevation.

13'10 x 10'10 (4.22m x 3.30m)

**INNER LANDING:**

With carpeted flooring. Providing an extensive fitted storage cupboard with shelving. Recessed ceiling spotlights, access into the bathroom and third bedroom. Max measurements provided.

7'1 x 4'6 (2.16m x 1.37m)

**BEDROOM THREE:**

Currently utilised as a home office. Providing carpeted flooring, a wall light fitting, double panel radiator and a uPVC double glazed window to the rear elevation, overlooking the private enclosed garden. Max measurements provided.

9'5 x 9'5 (2.87m x 2.87m)

**FAMILY BATHROOM:**

Of complementary modern design. Providing patterned vinyl flooring, a low-level W.C with integrated push-button flush, P-shaped panelled JACUZZI bath with chrome mixer tap, mains shower facility, complementary ceramic wall tiling and a curved clear glass shower screen. Ceramic wash hand basin with chrome mixer tap. Inset to a fitted vanity storage unit with provision for illuminated vanity mirror above Ceiling light fitting, extractor fan and an obscure uPVC double glazed window to the side elevation.

9'6 x 5'4 (2.90m x 1.63m)

**ATTIC BEDROOM FOUR:**

A very generous DOUBLE bedroom, providing carpeted flooring, recessed ceiling spotlights, exposed ceiling trusses, smoke alarm, fitted eaves storage cupboards to the front and rear elevation, large double glazed Velux roof light to the rear elevation. Max measurements provided.

17'3 x 15'2 (5.26m x 4.62m)

**CELLAR STORE ROOM:**

A wonderfully functional and useful vaulted storage space with excellent scope to be converted into further living accommodation. Providing power, lighting and access to the gas meter.

14'1 x 11'1 (4.29m x 3.38m)

**ATTACHED EXTERNAL STORE:**

A former ash house. Accessed via a hardwood stable door. Providing useful external storage.

5'1 x 4'2 (1.55m x 1.27m)

**SINGLE GARAGE:**

Situated within close proximity to the property. Located in a block. Accessed via a newly installed manual up/over garage door and a recently replaced roof.

**EXTERNALLY:**

The front aspect is greeted with an attractive frontage. A wrought-iron personal access gate opens onto a concrete pathway, leading to the front entrance door. The established front garden has a range of mature bushes and shrubs, with a double external power socket, walled side boundaries and a part walled and part wrought-iron fenced front boundary.

A shared left side passageway leads down to a secure timber gate. Opening into the well-appointed rear garden. There is an extensive paved and gravelled seating/entertainment area, with outside security light, cold water tap, log store and access to the attached external store.

The delightful formal garden is predominantly laid to lawn. Showcasing a vast array of planted borders and a raised decked seating area. A gravelled central pathway leads to the bottom of the garden where there is a garden shed, a raised mature wildlife pond and delightful Wisteria. There is a fenced left and rear boundary and an eye-catching walled right side boundary. PLEASE NOTE: There is no shared access over this property's rear garden.

**RESIDENTS PERMIT PARKING:**

On road parking is available on a first come first serve basis, located directly outside the property itself. The vendors pay approximately £40 per annum for a parking pass. Each property can apply for one per person in the household, in addition to a visitors pass.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating (serviced December 2024) and a variety of hardwood and 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.

**Broadband Connectivity:**

Fibre broadband is connected to the property, with approximately 157mb download speed.

**Approximate Size: 1,910 Square Ft.**

Measurements are approximate and for guidance only.

**Tenure: Freehold.**

Sold with vacant possession on completion.

**Local Authority:**

Newark & Sherwood District Council.









Council Tax: Band 'C'

**EPC: Energy Performance Rating: 'E' (49)**

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 in a highly sought after residential location, in a conservation area. 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:**

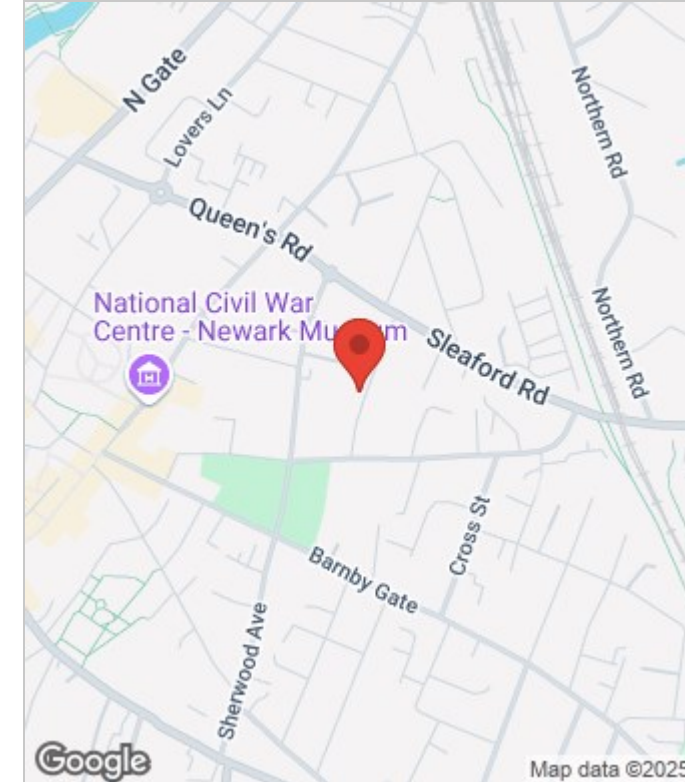
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

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