
Rupert Crescent, Newark
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OLIVER REILLY



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- LOVELY TRADITIONAL SEMI-DETACHED HOME
- HIGHLY DESIRABLE & CENTRAL LOCATION
- GF SHOWER ROOM & FIRST FLOOR BATHROOM
- AIR SOURCE HEATING & OWNED SOLAR PANELS WITH FIT
- WELL-APPOINTED ENCLOSED REAR GARDEN
- THREE SIZEABLE BEDROOMS
- TWO LARGE RECEPTION ROOMS
- STYLISH OPEN-PLAN DINING KITCHEN
- DETACHED GARAGE & MULTI-VEHCILE DRIVEWAY
- EXCELLENT QUALITY THROUGHOUT! Tenure: Freehold. EPC 'D'

CONTEMPORARY CHARM MEETS TRADITIONAL ELEGANCE!
Not only is there ROOM FOR THE WHOLE FAMILY! You'll be bowled over by the magnificent retained originality inside this sizeable 'Vickers' designed semi-detached home. Constructed in the 1930's but tastefully brought into 2026 with the HUGE ADDITION of AIR-SOURCE HEATING and OWNED SOLAR PANELS with FEED IN TARIFF!
Pleasantly situated on a highly-regarded and extremely convenient residential location, lying in comfortable walking distance to the Town Centre. Close to a wide array of amenities, transport links and the hugely popular Sconce & Devon Park.
This SPACIOUS & SPECTACULAR home oozes with originality and attractive character, combined with a FLAWLESS FREE-FLOWING LAYOUT comprising: Copious and inviting reception hall, a bow-fronted dining room, sizeable lounge with log burner and French doors out to a block paved seating area.
The ground floor is further enhanced by a STYLISH SHOWER ROOM and a FABULOUS DUAL-ASPECT OPEN-PLAN DINING KITCHEN. Hosting a full range of integrated appliances.
The first floor landing leads to a SUPERB MODERN BATHROOM and THREE EXCELLENT SIZED BEDROOMS. All enhanced by EXTENSIVE FITTED WARDROBES.
Externally, the property occupies a delightful plot, set in the heart of this hugely desirable residential street. The front aspect is greeted with a MULTI-VEHCILE BLOCK PAVED DRIVEWAY, with double gates leading down to a LARGE DETACHED GARAGE. Equipped with power and lighting.
The charming, well-appointed rear garden is beautifully maintained, enjoying a strong level of tranquility and multiple secluded seating areas.
Additional benefits of this EYE-CATCHING TRADITIONAL GEM include uPVC double glazing, air-source heating and owned solar panels to the rear roof-line/ detached garage.
TURN THE KEY & START THE STORY!... Your next chapter awaits!!!





Guide Price £270,000 - £280,000



RECEPTION HALL: 16'9 x 7'5 (5.11m x 2.26m)

BOW-FRONTED DINING ROOM: 14'6 x 11'5 (4.42m x 3.48m)

SIZEABLE LOUNGE: 14'2 x 11'9 (4.32m x 3.58m)

INNER HALL: 6'6 x 2'6 (1.98m x 0.76m)

GROUND FLOOR SHOWER ROOM: 6'5 x 3'9 (1.96m x 1.14m)

OPEN-PLAN DINING KITCHEN: 17'6 x 7'1 (5.33m x 2.16m)
A magnificent DUAL-ASPECT family-sized space. Enjoying a range of integrated appliances, including a medium height microwave, electric oven, four ring induction hob with extractor hood above, dishwasher, fridge freezer and washing machine. uPVC double glazed French doors open out onto a large block paved seating area, in the private enclosed garden.

FIRST FLOOR LANDING: 7'8 x 3'4 (2.34m x 1.02m)

MASTER BEDROOM: 14'4 x 10'2 (4.37m x 3.10m)
Hosting extensive fitted wardrobes. Max measurements provided.

BEDROOM TWO: 14'2 x 9'5 (4.32m x 2.87m)
Hosting extensive fitted wardrobes. Max measurements provided up to extensive fitted wardrobes.

BEDROOM THREE: 8'7 x 7'4 (2.62m x 2.24m)
With fitted cupboard.

CONTEMPOARY FAMILY BATHROOM: 9'7 x 6'9 (2.92m x 2.06m)

DETACHED GARAGE: 24'0 x 12'0 (7.32m x 3.66m)
With concrete hard-standing. Of timber built construction, with a pitched metal roof and 7 solar panels. Wooden double doors open into the large garage space. Equipped with power and lighting. Two windows and a personal door to the right side elevation, giving access out to the garden. Approximate measurements.

DETACHED TIMBER SUMMER HOUSE: 8'0 x 8'0 (2.44m x 2.44m)
Of timber construction, with a pitched felt roof. Accessed via clear glass wooden double doors. Equipped with power and two windows to the front elevation. Creating a lovely and relaxing external seating space. Admiring views down the garden. Approximate measurements.



EXTERNALLY:
This attractive period home occupies an enviable position, in a delightful residential area, close to the Town Centre and main road links. The front aspect is greeted with dropped kerb vehicular access onto an extensive MULTI-VEHCILE BLOCK PAVED DRIVEWAY. There is a fenced left side boundary, low-level walled right side and front boundary.
The driveway continues down the left side of the house, up to secure wooden double gates. This leads down to a LARGE DETACHED GARAGE. Equipped with power and lighting. The block paved pathway continues round to the back of the house, enjoying a spacious and private seating area. The garden is predominantly laid to lawn, with complementary planted borders. There is a delightful timber summer house, with hard-standing, located at the bottom of the garden. Enjoying a secondary paved patio, for further relaxation and enjoyment. Provision for a log store. Outside tap, external power socket and external security light. Fully fenced side and rear boundaries.

Services:
Mains water, drainage, and electricity are all connected. The property also provides newly installed AIR SOURCE HEATING 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.

OWNED SOLAR PANELS:
There are 7 owned solar panels, located on the roof of the detached garage and 6 located on the rear roof of the house. Installed in 2019. The vendors stated last year their solar panels generated Feed In Tariff payments of approximately £550. The Feed In Tariff is paid to the owner of the property, after quarterly meter readings have been submitted. For any further information, please speak to the selling agent.

Approximate Size: 1,070 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'

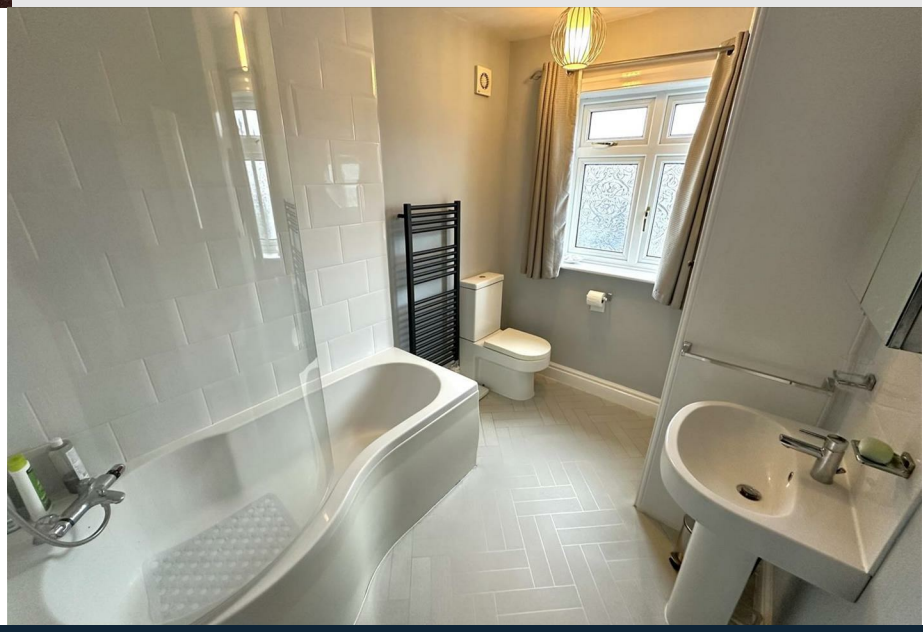
EPC: Energy Performance Rating: 'D' (67)
PLEASE NOTE: This is an old report, prior to significant changes by the existing owners. An up to date report is currently on order.
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised 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. 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.

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.

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.



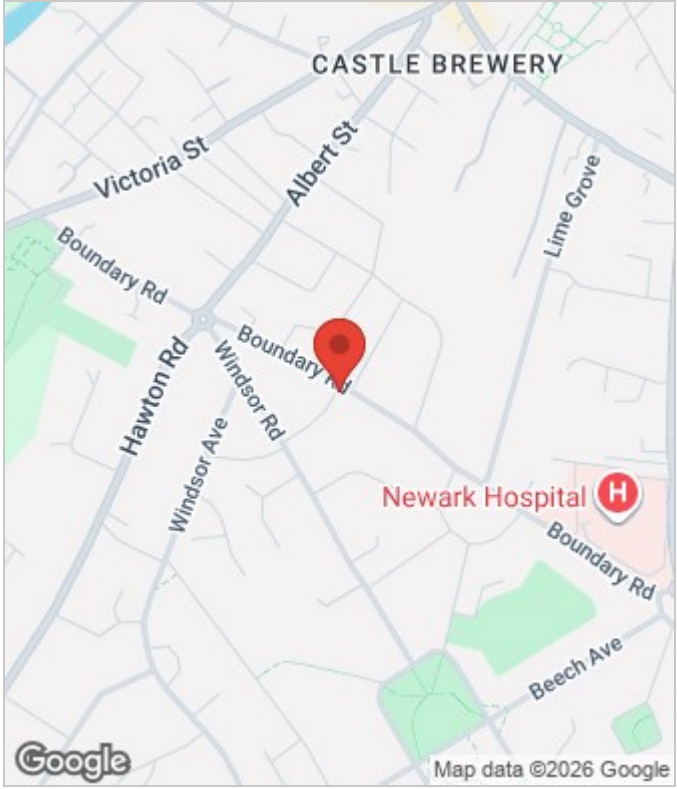


GROUND FLOOR

1ST FLOOR



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

4 Middle Gate, Newark, NG24 1AG
T. 01636 558 540 | E. sales@oliver-reilly.co.uk
https://www.oliver-reilly.co.uk

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