



## Newton Street Newark, NG24 1SX



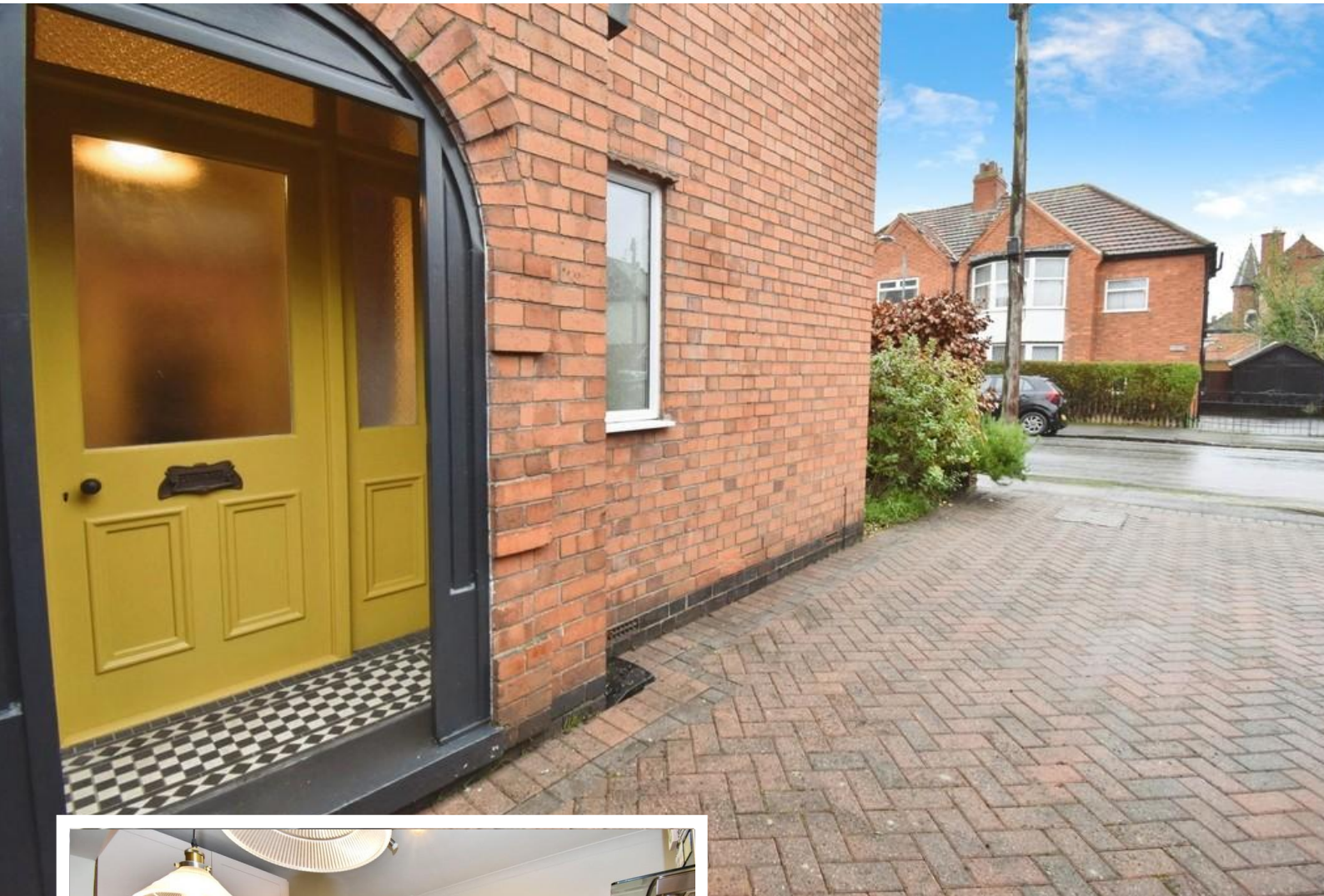
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**£325,000**

This beautifully extended traditional family home effortlessly combines timeless character with modern family living. Lovingly restored and thoughtfully improved, it retains a wealth of period charm while offering the space and flexibility required for contemporary life. Stepping through the original restored front door, the welcoming entrance hall immediately sets the tone. A useful cloak cupboard and guest WC provide everyday practicality. The elegant bay-fronted reception room with feature fireplace offers a refined setting for entertaining and is currently enjoyed as a formal dining room for family gatherings and special occasions. At the heart of the home lies the impressive open-plan kitchen and family room - a bright, sociable space designed for modern living, from relaxed mornings to hosting friends.







#### SERVICES

All mains services available. Gas central heating.

**EPC RATING** — E.

**COUNCIL TAX BAND** — C.

**LOCAL AUTHORITY** - Newark and Sherwood District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.

#### LOCATION

Newark-on-Trent is a historic Market Town located in Nottinghamshire, known for its charming blend of old and new. The town's rich history is evident in its impressive medieval castle, which offers stunning views of the surrounding countryside. Additionally, Newark boasts an array of cultural attractions, including the National Civil War Centre, which delves into the town's pivotal role in the English Civil War. Newark-on-Trent offers a range of amenities and facilities including a bustling market square, numerous shops, restaurants and cafes, parks, sports fields and a leisure centre. The town is also well-connected in terms of transportation, with easy access to major roads and a railway station that provides links to nearby cities.





#### OPEN PORCH

With tiled floor, original restored timber door and windows.

#### ENTRANCE HALL

With tiled floor, radiator, stairs to the first floor, tongue and groove feature wall panelling, doors to WC, dining room, kitchen family room and to a cloaks cupboard.

#### CLOAKS CUPBOARD

With tiled floor, uPVC double glazed opaque window to the rear elevation and wall mounted gas fired Worcester combination boiler.

#### WC

Fitted with a two piece suite comprising a low level WC and wash hand basin, feature wall panelling, extractor and uPVC double glazed window to the rear elevation.



#### DINING ROOM

9' 10" plus bay x 9' 10" into recess (3m x 3m) With uPVC double glazed walk-in bay window to the front elevation, uPVC double glazed opaque window to the side, stripped wood flooring, picture rail, stunning feature open fireplace with tiled half and wooden surround.

#### KITCHEN / FAMILY ROOM

21' 11" x 10' 9" Over all, maximum measurements (6.7m x 3.3m) Family room area with stripped wooden flooring, dado rail, radiator, opening to a further reception room, uPVC double glazed window to the front and feature chimney breast wall. The kitchen is fitted with a range of wooden, base units with a wooden work surface incorporating a ceramic 1½ bowl sink unit with a stainless steel mixer tap, fitted oven, gas hob and stainless steel extractor hood with tiled splash back, under counter space for a washing machine, integrated slimline dishwasher, integrated fridge freezer and fitted microwave, coving to the ceiling, tiled flooring, uPVC double glazed window and door onto the rear garden.



#### RECEPTION ROOM

11' 9" x 6' 2" (3.6m x 1.9m) With uPVC double glazed French doors onto the rear garden, radiator, inset spotlights, feature wall panelling, herringbone style flooring and sliding door to study.

#### STUDY

7' 6" x 6' 2" (2.3m x 1.9m) With uPVC double window to the front elevation, radiator, inset spotlights, herringbone style flooring and feature wall panelling.



#### FIRST FLOOR LANDING

With uPVC double glazed opaque window to the rear elevation, stripped wood flooring, access to the loft via a pull down ladder, doors to the bathroom and to all bedrooms.

#### BEDROOM FOUR

10' 5" x 8' 2" (3.2m x 2.5m) With uPVC window to the rear elevation, radiator, stripped wood flooring, picture rails, semi-fitted single wardrobes with overhead storage.

#### BEDROOM THREE

9' 10" x 9' 10" to the back of the chimney breast (3m x 3m) With uPVC double glazed window to the front elevation, uPVC double glazed opaque window to the side elevation, stripped wood flooring, radiator, picture rails, feature cast iron fireplace, built-in wardrobe and shelving.





## BEDROOM ONE

19' 8" x 6' 2" (6m x 1.9m) With uPVC double glazed windows to front and rear elevations, stripped wood flooring, radiator, double glazed Keylight skylight window and built-in shelving.

## BATHROOM

Contemporary style four piece bathroom re-fitted with a panelled bath, shower cubicle with a mains fed rain head shower, low level WC and wash handbasin set within a vanity unit, chrome heated towel rail, tiled splashback, feature tongue and groove wall panelling, inset spotlight, extractor and uPVC double glazed opaque window to the side elevation.

## OUTSIDE

There is garden area at the front and a block paved driveway to the side with timber sheds. Gated access to an enclosed rear garden landscaped with lawn, a paved patio and path, raised beds, a timber shed and outside tap.



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### GETTING A MORTGAGE

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### NOTE

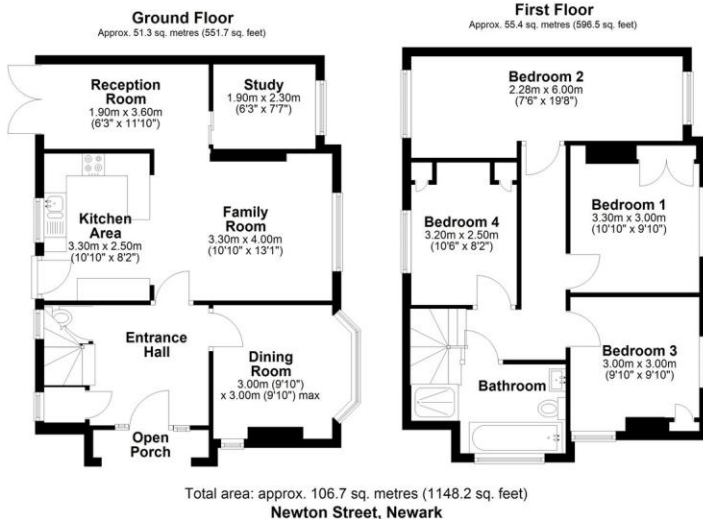
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2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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