



59 Victoria Street, Newark, Notts, NG24
4UG

Reduced To £335,000
Tel: 01636 611811

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- *Detached 4 Bedroomed House
- *3 Reception Rooms
- *Fitted Dining Kitchen
- *Enclosed South Facing Garden
- *Outside Studio
- *Garden Cabin & Jacuzzi Room
- *Gas Fired Central Heating
- *Town Conservation Area

A substantial 1930's built four bedroomed family sized house, conveniently situated for the town centre and within the conservation area. The property has an enclosed south facing garden with studio, garden chalet and jacuzzi room. The property is fully modernised and very well appointed throughout. The accommodation is well planned, practical and ideal for family lifestyle. The town centre, Devon Park, local amenities and the railway station are within a short walking distance of the property.

The accommodation provides on the ground floor; a sitting room, conservatory, family room, dining room and kitchen. An interesting dog legged staircase leads to the first floor with four good sized bedrooms and the family bathroom. Outside there is an extensive south facing veranda with decking, studio, jacuzzi room and a cabin.

The Victoria Street and Mill Gate conservation areas have a wonderful variety of pre-war Victorian, Georgian and earlier properties with close proximity to Devon Park, the riverside areas, choice of pubs and restaurants. Newark is conveniently situated within commuting distance of Nottingham and Lincoln, there are fast trains available from Newark Northgate station with a journey time to London Kings Cross of approximately 75 minutes. There are nearby connections to the A1 and A46 dual carriageways allowing fast journey times to the major centres. Newark is a vibrant market town with a variety of amenities which include; Asda, Morrisons, Waitrose and Aldi supermarkets. There is an attractive Georgian Market Square with regular markets and a variety of niche and chain shops including Marks and Spencer. There is a range of quality cafes, bars and restaurants around the town centre including Starbucks and Costa. Newark has primary and secondary schooling of good repute and general

hospital. The property is situated on the west side of Newark with easy access to the A46 dual carriageway, with Nottingham 20 miles and Leicester 40 miles.

The property provides the following accommodation:-

GROUND FLOOR

PORCH ENTRANCE

ENTRANCE HALL

With electric heater, tiled floor and a fine staircase to the first floor.

SITTING ROOM

16' x 11' measured into bay (4.88m x 3.35m measured into bay)



An elegant room with a good ceiling height typical of the period, a practical laminate floor and radiator.

CONSERVATORY

10' x 9' approx overall measurements (3.05m x 2.74m approx overall measurements)

With wood framed double glazed windows and poly carbonate roof.

FAMILY ROOM

14'6" x 11'6" (4.42m x 3.51m)



A good sized room with a lofty ceiling, south facing centre opening French windows and window in the front elevation with leaded fan lights. Radiator.

DINING ROOM

13'3" x 8' (4.04m x 2.44m)



With front window, tiled floor, radiator, archway opening to the kitchen, door to a half cellar utility area with the gas combi central heating boiler which was installed just over 1 year ago.

KITCHEN

15' x 11'6" (4.57m x 3.51m)



A modern kitchen design with wall cupboards, base units, Quartz Crystal Granite working surfaces incorporating a stainless steel sink unit with mixer tap. There is a Leisure range cooker, tiled floor, centre opening French windows, south and west windows and leaded stained glass fan lights. A ceramic tiled floor.

PORCH

Leading from the back door on the west side of the house providing ample space for several appliances.

FIRST FLOOR

The wide and easy dog legged staircase with dado rail leads to the first floor landing with interesting floor to ceiling newel posts. Large walk-in linen cupboard. Radiator.

Access to the loft space which is half boarded.

BEDROOM ONE

14'5" x 11'6" (4.39m x 3.51m)



With radiator, windows in the south and east elevation.

BEDROOM TWO

13'9" x 11'2" (4.19m x 3.40m)



With front window and window also in the east elevation.

BEDROOM THREE

11'6" x 9'4" (3.51m x 2.84m)



With window in the front elevation.

BEDROOM FOUR

10'2" x 8' (3.10m x 2.44m)

With radiator.

BATHROOM



With bath with shower screen, rain shower and hand shower, basin with cabinet, low suite WC, fully tiled walls and floor. Radiator.

SEPARATE WC

With low suite WC.

OUTSIDE

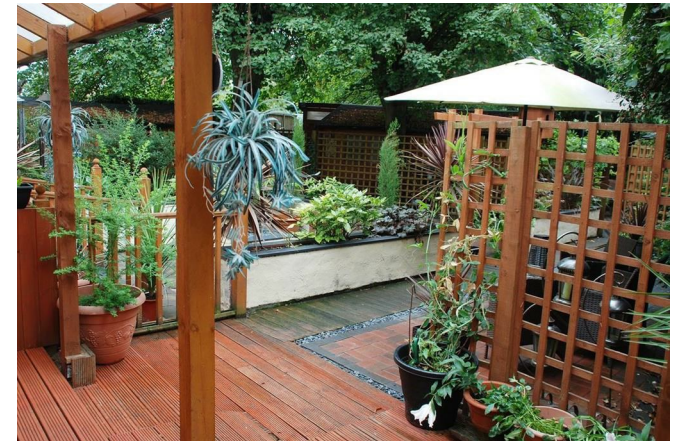


The property stands with a substantial frontage to Victoria Street and a forecourt area.

REAR GARDEN



South facing with a veranda the full width of the property with decking. The garden extends with paved areas, patio and a variety of trees.



STUDIO

16'10" x 13' (5.13m x 3.96m)



With two pine corner wash basins (cold tap). Power and light connected, currently being used as an office.

There is a separate WC attached to this cabin.

CABIN

16' x 10' (4.88m x 3.05m)



With power and light connected.

Large covered decked area to the west side of the house leading to a this second cabin which is currently used for holistic therapies.

JACUZZI ROOM



With electric chrome heated towel rail and shower cubicle.

Ground Floor

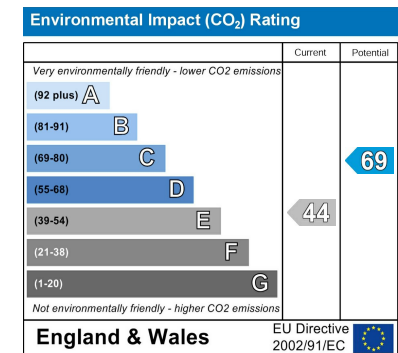
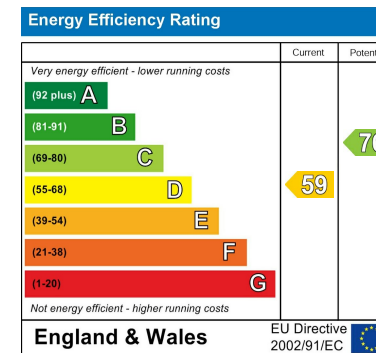
Approx. 82.7 sq. metres (889.9 sq. feet)



First Floor

Approx. 64.3 sq. metres (691.7 sq. feet)





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

Thinking of selling? For a FREE no obligation quotation call 01636 611811



RICS



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