



30 Whitfield Street, Newark, NG24 1QX

**£150,000**  
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A well-presented and modernised two bedroom mid-terrace home, renovated to a high standard in 2018 and situated on Whitfield Street, within easy walking distance of Newark Town Centre. The accommodation includes a lounge, dining room, modern refitted kitchen, rear hall and a refitted bathroom. There are two first-floor bedrooms, with Bedroom 2 featuring an ensuite shower room, and a useful attic room above. Outside, the secluded rear garden is well enclosed with close-boarded fencing and a secure gated entrance, offering a lawned area, covered decking and a timber-built summer house opening onto the decked terrace. An ideal property for first-time buyers, investors or downsizers.

The ground floor offers a comfortable lounge, separate dining room, and a modern refitted kitchen with contemporary units, together with a rear hallway and a stylish refitted bathroom with a white suite. To the first floor there are two well-proportioned bedrooms, with Bedroom 2 benefiting from a contemporary ensuite shower room added as part of the renovation works. A further staircase leads to a useful attic room, providing additional versatility for storage or hobby use.

Outside, the property enjoys a secluded and well-enclosed rear garden, bordered by close-boarded fencing with a secure gated entrance. The garden features a lawned area, covered decking, and a timber-built summer house that opens onto the decked terrace—an ideal space for entertaining or relaxing.

Newark is superbly placed for commuters, with excellent road links to the A1 and A46, providing swift access to Nottingham, Lincoln and major regional centres. Newark Northgate offers fast rail services to London King's Cross in approximately 75 minutes. The town itself is a vibrant market centre, home to a wide selection of amenities including M&S Food Hall, Asda, Morrisons, Waitrose and Aldi. The attractive Georgian Market Square hosts regular markets and is surrounded by an appealing mix of independent boutiques and national retailers, including a recently opened Waterstones bookstore, complementing an already good selection of independent and charity book shops around the town centre. Newark also offers a great

choice of cafés, bars and restaurants, including established brands such as Starbucks and Costa. The area benefits from well-regarded primary and secondary schooling and the services of Newark Hospital.

This mid-terraced house is constructed of rendered brick elevations under a slate roof covering. The windows are replacement UPVC double-glazed units and central heating is gas fired with a modern combination boiler.

The accommodation is described in more detail as follows.

## GROUND FLOOR

### LIVING ROOM

12'1 x 11'1 (3.68m x 3.38m)



UPVC double glazed front entrance door and window to front elevation, brick fireplace and slate hearth housing a wood burning stove. Built in wooden fireside cupboard and recessed wall mounted shelving, radiator, wall mounted television point and power point, laminate floor covering.



### DINING ROOM

12'1 x 10' (3.68m x 3.05m)



UPVC double glazed window to rear elevation, radiator, laminate floor covering, brick fireplace and tiled hearth. Door and steps leading to cellar compartment.



### LOBBY

Staircase to first floor.

### KITCHEN

8'9 x 6'6 (2.67m x 1.98m)



Ceramic tiled floor covering, uPVC double glazed window to side elevation. The kitchen units were fitted in 2018 and comprise a range of modern white units including base cupboard and drawers with working surfaces over, inset stainless steel one and half bowl sink and drainer with mixer tap. Designer tiling to splash back. Eye level wall mounted cupboards. Integral appliances include CDA gas hob with extractor over, Russell Hobbs electric oven,

slimline dishwasher, plumbing and space for automatic washing machine.

### REAR HALL

UPVC double glazed rear entrance door leading to the garden, ceramic tiled floor covering, space for fridge freezer.

### BATHROOM

6'7 x 5'4 (2.01m x 1.63m)



Ceramic tiled floor covering, fully tiled walls. A new white suite was fitted in 2018 comprising wash hand basin, low suite WC, double ended bath with a centre mixer tap. UPVC double glazed window to side elevation. Extractor fan, LED ceiling lights, wall mounted heated chrome towel radiator.

### CELLAR

11'8 x 10'4 (3.56m x 3.15m)  
(overall measurements)

Door and steps leading down from the dining room, power point and ceiling lights. Two compartments part divided by a brick wall.

### FIRST FLOOR

### LANDING

Staircase to attic room

### BEDROOM ONE

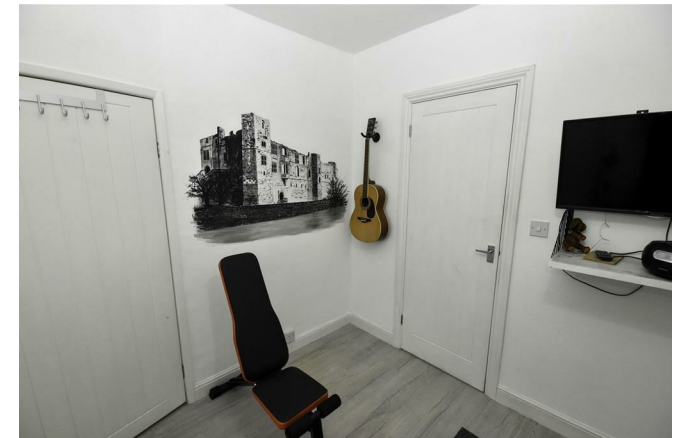
11'1 x 10'1 (3.38m x 3.07m)



UPVC double glazed window to the front, radiator. Two built in double wardrobes, and one single wardrobe. Double bed space with wall mounted cupboards over. Walk-in storage cupboard over stairs.

### BEDROOM TWO

7'9 x 7' (2.36m x 2.13m)



UPVC double glazed window to rear elevation, radiator, laminate floor covering. Built in cupboard housing Ideal Independence-C24 gas fired combination central heating boiler.

### EN-SUITE SHOWER ROOM

9'3 x 2'1 (2.82m x 0.64m)



Fitted with a modern white suite comprising low suite WC, wash hand basin with vanity cupboard below. Shower cubicle with glass screen door, wall mounted shower over. Tiling to walls. LED downlights, extractor fan.

### SECOND FLOOR

#### ATTIC ROOM

12'1 x 10'9 (3.68m x 3.28m)



Accessed from the staircase leading up from the landing, balustrade around stair well. UPVC double glazed window to rear elevation, door giving access to eaves storage space. Large built in cupboard with folding doors, radiator.

### OUTSIDE



The secluded rear garden is nicely contained by wooden close boarded fencing to the boundaries and a lockable entrance gate leading to the shared passageway giving access to Whitfield Street. There is a paved yard directly at the rear of the house with a PVC clad canopy over making a sheltered area. The garden extends to the rear boundary with a deck terrace at the rear of the house. The garden area is laid to lawn with borders.

#### SUMMERHOUSE

7'5 x 5'9 (2.26m x 1.75m)

Timber built summerhouse with French doors leading to decking, box sash window. Integral storage shed (7' x 5') at rear. There is external decking forming a terrace connecting the summerhouse with the roof overhang creating a pleasant sheltered terrace area, ideal for sitting out on summer days.

#### TENURE

The property is freehold.

#### SERVICES

Mains water, electricity, gas and drainage are all connected to the property. The central heating system is gas fired with a combination boiler located in a first floor bedroom.

#### POSSESSION

Vacant possession will be given on completion.

### VIEWING

Strictly by appointment with the selling agents.

### MORTGAGE

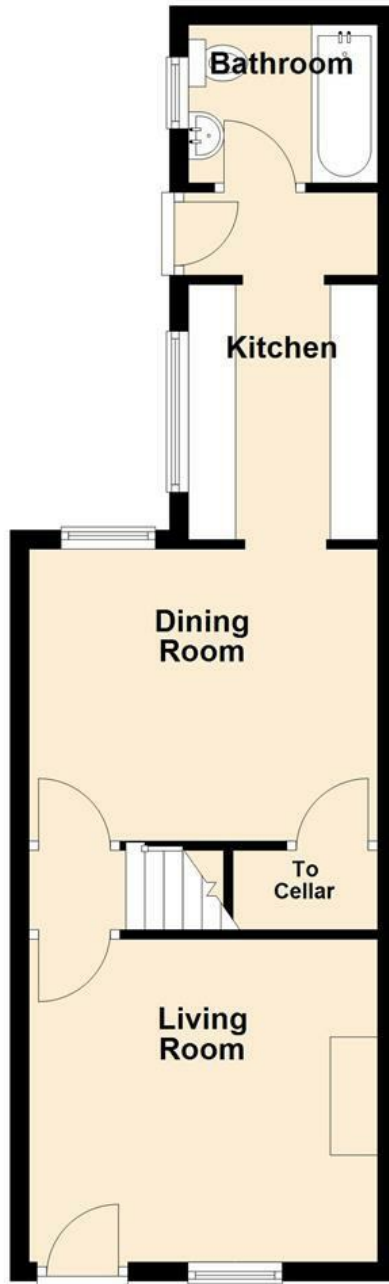
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### COUNCIL TAX

The property comes under Newark and Sherwood District Council Tax Band A.

## Ground Floor

Approx. 39.0 sq. metres (419.9 sq. feet)



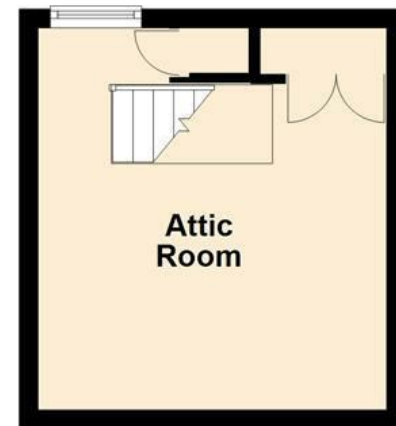
## First Floor

Approx. 27.9 sq. metres (300.1 sq. feet)



## Second Floor

Approx. 14.9 sq. metres (160.7 sq. feet)



Total area: approx. 81.8 sq. metres (880.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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