
Harewood Avenue, Newark
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OLIVER REILLY


COFFEE MENU

Harewood Avenue, Newark

Guide Price £350,000

- ATTRACTIVE, SPACIOUS & TRADITIONAL DETACHED HOME
- DESIRABLE & CONVENIENT CENTRAL LOCATION
- STYLISH GROUND FLOOR W.C & UTILITY ROOM
- MODERN FIRST FLOOR BATHROOM & SEPARATE W.C
- AMPLE OFF-STREET PARKING& EASE OF ACCESS TO TRAIN STATIONS
- FOUR EXCELLENT DOUBLE BEDROOMS
- THREE LARGE & ADAPTABLE RECEPTION ROOMS
- MAGNIFICENT 20FT OPEN-PLAN LIVING/ DINING KITCHEN
- WONDERFULLY WELL-APPOINTED & PRIVATE REAR GARDEN
- FULL OF CONTEMPORARY CHARM & RETAINED CHARACTER! Tenure: Freehold. EPC: 'D'



CONTEMPORARY CHARM MEETS TRADITIONAL TARDIS-LIKE ORIGINIALITY!

WOW! Where shall we start with this hugely impressive character-filled detached residence. Perfectly defined as A PROPERTY THAT GROWS WITH YOU!

Enjoying a popular and convenient residential position, a short distance from the town centre, Sconce & Devon park, along with great access onto brilliant main road links, providing wonderful connectivity, whilst enjoying a family-orientated position.

This HANDSOME, HOMELY & HUGELY DECEPTIVE RESIDENCE is a credit to the existing owners, who have re-injected an attractive degree of personality, that truly defines the origins of this fabulous home. Cleverly coinciding with the spacious and adaptable layout that spans almost 1,500 square ft.

The expansive free-flowing layout comprises: Inviting reception hall, a stylish ground floor W.C, generous bay-fronted lounge with feature fireplace and a useful and adaptable multi-purpose play room/ study, with French doors that create a great range of options. The heart of the home lies in the MAGNIFICENT 20FT OPEN-PLAN LIVING. DINING KITCHEN! Hosting a breakfast bar, a range of integrated appliances, French doors out to a secluded seating area and access into a separate utility room.

The lovely galleried landing enjoys an original stained glass window, along with access into FOUR EXCELLENT DOUBLE BEDROOMS, a modern bathroom and a separate yet fabulous W.C.

Externally, the feel of space and personality continues, with a wonderful, well-appointed and private rear garden. Hosting an exemplary space that suits any growing family, along with scope to truly make your own. The front of the property promises great kerb appeal, along with a multi-vehicle driveway.

Remaining TIMELESS OUTSIDE & MODERN WITHIN! This outstanding home requires your immediate appreciation, for the space, SPACE & SOPHISTICATION within. What's not to love?





RECEPTION HALL: 15'1 x 6'8 (4.60m x 2.03m)
Max measurements provided.

STYLISH GROUND FLOOR W.C: 5'5 x 5'0 (1.65m x 1.52m)

BOW-FRONTED LOUNGE: 14'4 x 12'0 (4.37m x 3.66m)
Max measurements provided into bow-window.

SITTING/ DINING ROOM: 15'10 x 11'10 (4.83m x 3.61m)

SUPERB OPEN-PLAN BREAKFAST KITCHEN: 17'10 x 7'11 (5.44m x 2.41m)
Max measurements provided.

MODERN UTILITY ROOM: 7'8 x 5'6 (2.34m x 1.68m)

MULTI-PURPOSE STUDY/ PLAY ROOM: 14'7 x 7'7 (4.45m x 2.31m)
Max measurements provided.

LOVELY GALLERIED FIRST FLOOR LANDING: 15'2 x 10'5 (4.62m x 3.18m)
Max measurements provided.

DUAL-ASPECT MASTER BEDROOM: 15'10 x 11'0 (4.83m x 3.35m)

GENEROUS BEDROOM TWO: 14'4 x 10'9 (4.37m x 3.28m)

BEDROOM THREE: 13'5 x 7'10 (4.09m x 2.39m)
Max measurements provided.

BEDROOM FOUR: 10'10 x 7'10 (3.30m x 2.39m)

MODERN FAMILY BATHROOM: 9'5 x 4'8 (2.87m x 1.42m)

SEPARATE FIRST FLOOR W.C: 4'8 x 3'5 (1.42m x 1.04m)



EXTERNALLY:

This attractive and traditional detached family-sized home enjoys a hugely popular residential position, conveniently located close to the town centre and an excellent range of local amenities.

The front of the property provides drop-kerb vehicular access onto a part-concrete/ part-gravelled driveway, offering generous off-street parking for multiple vehicles. A concrete pathway to the right-hand side leads to the side entrance door, with gravelled borders, which are complemented by a low-level picket fence and a secure wooden pedestrian gate, providing access through to the rear garden.

A particular highlight is the lovely secluded seating area, which is directly accessible from the open-plan dining kitchen via uPVC double-glazed French doors. This delightful space features beautifully planted borders and an electric remote-controlled awning, creating an ideal setting for outdoor dining, entertaining or simply relaxing with family and friends. The wonderfully well-appointed and fully enclosed rear garden is predominantly laid to lawn, providing an excellent amount of space for the whole family to enjoy. There is a fantastic degree of maturity throughout, with a wide variety of established bushes, shrubs and planted borders creating an attractive and private outdoor environment.

A concrete pathway extends towards the bottom of the garden, where there is provision for a storage shed. There is also an outside tap, double external power socket and external security lighting. The majority of the side and rear boundaries are securely fenced, further enhancing the privacy and security of this wonderful garden, making it an ideal outdoor space for any growing family.

Approximate Size: 1,455 Square Ft.
Measurements are approximate and for guidance only.

Services:
Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a modern combination boiler, installed in 2022 and recently re-installed uPVC double glazing throughout. Excluding the stained glass window on the galleried landing.
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.

Tenure: Freehold.
Sold with vacant possession on completion.

Local Authority:
Newark & Sherwood District Council.

Council Tax: Band 'D'



EPC: Energy Performance Rating: 'D' (55)

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, 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 Northgate station. There is also access to Lincoln and Nottingham via Newark Castle train station.

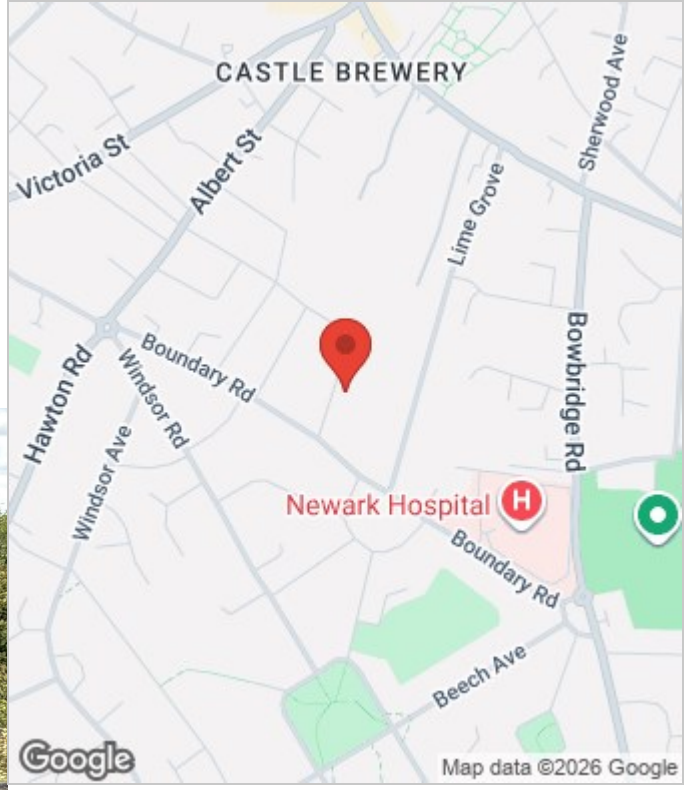


Viewing Arrangements:
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

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) A		
(81-91) B		84
(69-80) C		
(55-68) D	55	
(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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