



The Cottage, Beacon Hill Road, Newark

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OLIVER REILLY



# The Cottage, Beacon Hill Road, Newark

Asking Price: £450,000

- INDIVIDUAL DETACHED COTTAGE
- THREE DOUBLE BEDROOMS
- CONTEMPORARY BREAKFAST KITCHEN
- WRAP-AROUND PLOT & OFF-STREET PARKING
- uPVC Double Glazing & Gas Central Heating
- NON-ESTATE LOCATION. CLOSE TO TOWN CENTRE
- TWO DUAL-ASPECT RECEPTION ROOMS
- GF SHOWER ROOM & FIRST FLOOR BATHROOM
- EASE OF ACCESS ONTO A1 & A46
- HIGHLY UNIQUE & CHARACTERFUL! Tenure: Freehold EPC 'C'

## A CAPTIVATING CHARACTER-FILLED CHOCOLATE-BOX COTTAGE!

This will be sure to CATCH YOU EYE! Holding a high-degree of kerb appeal, in an almost un-detected non-estate position. Conveniently positioned for ease of access onto the A1, A46 and to Newark Town Centre. Surrounded by heaps of excellent local amenities. Including two Train Stations. One of which hosts a DIRECT LINK TO LONDON KINGS CROSS STATION. 'The Cottage' is an alluring, quaint and immensely cute detached stand-alone home. Retaining a strong level of history and charming kerb appeal. The property stands on a wonderful wrap-around plot and presents superb scope for a purchaser to inject their own personality. Both inside and out. The property's accommodation comprises: Large storm porch, an entrance hall, well-appointed DUAL-ASPECT lounge with a wonderful exposed fireplace, with inset gas fire, a separate DUAL-ASPECT dining room with port-hold window. Leading into a stylish contemporary breakfast kitchen, ground floor shower room and separate W.C. The first floor hosts THREE DOUBLE BEDROOMS and an e-suite bathroom, located off the master bedroom. Externally, the cottage retains a high-degree of privacy, with well-tended front, side and rear gardens and a detached concrete store. A driveway off Beacon Hill Road provides off-street parking. PLEASE NOTE: Part of the land to the rear of the cottage has recently been sold. An upcoming development will be undertaken in the near future. Please speak to the agent for additional details. Further benefits of this individual and EYE-CATCHING home include uPVC double glazing, gas fired central heating and provision for solar panels. (Not included in the sale). This truly is ONE-OF-A KIND and SEEING IS BELIEVING... in order to fall for the quaint and quirky features. Matched by endless possibilities to take this home to the next level!



**STORM PORCH:** 15'3 x 4'8 (4.65m x 1.42m)  
Providing an extensive paved seating area, two electric heaters, three timber pillars, a window to the left and right side elevation. Access to the front entrance door.

**ENTRANCE HALL:** 4'8 x 3'7 (1.42m x 1.09m)  
Access via an obscure painted hardwood front door. Providing laminate flooring, a ceiling light fitting and a fitted storage cupboard with sensor light. Access into both reception rooms.

**DUAL-ASPECT LOUNGE:** 13'10 x 11'9 (4.22m x 3.58m)  
A well appointed reception room. Providing laminate flooring, a ceiling rose with light fitting, a TV point, exposed brick fireplace housing an inset gas fire with tiled hearth, painted uPVC double glazed window to the front and side elevation.

**DUAL-ASPECT DINING ROOM:** 11'10 x 11'6 (3.61m x 3.51m)  
A further spacious reception room. Providing laminate flooring, a ceiling rose with light fitting, a central feature fireplace housing an inset gas fire, with a raised hearth and a decorative wooden surround with mirror above. A fitted storage cupboard houses the gas 'WORCESTER' boiler. Single glazed wooden port hole window to the front elevation and a painted uPVC double glazed window to the side elevation. An open archway with carpeted stairs rise to the first floor. Access into the breakfast kitchen. Max measurements provided.

**CONTEMPORARY BREAKFAST KITCHEN:** 14'9 x 11'7 (4.50m x 3.53m)  
Of contemporary design. Providing tiled flooring. The modern kitchen hosts a wide range of fitted wall and base units with laminate roll top work surfaces over and stone effect high level splash backs. Inset white sink with mixer tap and drainer. Integrated dishwasher. Provision for a free standing ranger master gas cooker with high level glass splash back and stainless steel extractor hood above. Plumbing/provision for a under counter washing machine and free standing American style fridge freezer. A fitted breakfast bar. A fitted cupboard houses the electrical RCD consumer unit and gas meter. Two ceiling light fittings, a double panel radiator and a painted uPVC double glazed window to the side and rear elevation. A composite rear external door leads into the garden. Internal access into the ground floor shower room. Max measurements provided.

**GROUND FLOOR SHOWER ROOM:** 7'7 x 4'10 (2.31m x 1.47m)  
With tiled flooring, a double fitted shower cubical with high level wall tiled splash backs and electric shower facility. A pedestal wash hand basin with chrome taps and partial wall tiling. A single panel radiator, a ceiling light fitting and an obscure painted uPVC double glazed window to the rear elevation. Access into the ground floor W.C.

**GROUND FLOOR W.C.:** 4'10 x 3'5 (1.47m x 1.04m)  
With continuation of the tiled flooring. Providing a low level W.C, a ceiling light fitting and an obscure painted uPVC double glazed window to the rear elevation.

**FIRST FLOOR LANDING:** 3'6 x 2'7 (1.07m x 0.79m)  
With carpeted flooring, a ceiling fitting, exposed beams, loft hatch access point, smoke alarm, heating thermostat and access into two of the three bedrooms.



**MASTER BEDROOM:**

12'0 x 8'3 (3.66m x 2.51m)

A DUAL-ASPECT double bedroom with carpeted flooring, a ceiling rose with light fitting and a double panel radiator. Painted uPVC double glazed window to the front and side elevation. Access into the en-suite bathroom. Max measurements provided.

**EN-SUITE BATHROOM:**

10'2 x 6'7 (3.10m x 2.01m)

With carpeted flooring, a paneled bath with mixer tap and over head showering facility. A low level W.C and a pedestal wash hand basin with chrome taps. Floor to ceiling wall tiled splash backs. A double panel radiator, ceiling spot lights and an obscure painted uPVC double glazed window to the rear elevation.

**BEDROOM TWO:**

12'1 x 9'5 (3.68m x 2.87m)

A Further DUAL-ASPECT with carpeted flooring, a ceiling rose with light fitting, large single panel radiator, TV point, a painted uPVC double glazed window to the front and side elevation. Access into the third bedroom.

**BEDROOM THREE:**

9'10 x 9'8 (3.00m x 2.95m)

Accessed via bedroom two. A final DOUBLE bedroom. Providing carpeted flooring, a ceiling rose with light fitting, a double panel radiator, extensive fitted wardrobes, offering excellent storage options. A painted uPVC double glazed window to the side elevation. Max measurements provided up to fitted wardrobes.

**EXTERNALLY:**

The property stands on a large plot. Situated in a none estate location. Accessed via a large driveway with a paved pathway leading to the front porch and entrance door. The beautifully maintained front garden is laid to lawn with a lovely range of plants and shrubs. There is an extensive paved seating area and open access to the rear garden. Equally well appointed and predominantly laid to lawn with a wrap around paved patio with various external lights. There is access into a detached concrete store with provision for a green house. Located at the front left side of the cottage accompanied by a partial vegetable patch. There is a fenced front boundary with tree lined outlook behind, an established hedge right side boundary and open boundaries to the left/rear. PLEASE NOTE: A proportion on the land to the rear of the cottage has been sold for development purposes. Please speak to the agent for further details.

**AGENTS NOTE:**

There will be development taking place on land to the right hand side of the property's boundary. This extends to the rear of the boundary, where part of the existing garden has been sold. Please speak to the agent for any clarification.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central 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.

**Solar Panels:**

There are solar panels to the left side roof-line. These are OWNED outright by the vendors. These will be removed prior to completion.

**Approximate Size: 1,031 Square Ft.**

Measurements are approximate and for guidance only.

**Tenure: Freehold. Sold with vacant possession.****Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'C'****EPC: Energy Performance Rating: 'C' (72)****Local Information & Amenities:**

This property is conveniently located in a highly sought after residential location with ease of access onto the A1 and A46. Newark-on-Trent has many tourist attractions and has many events taking place on 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 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:**

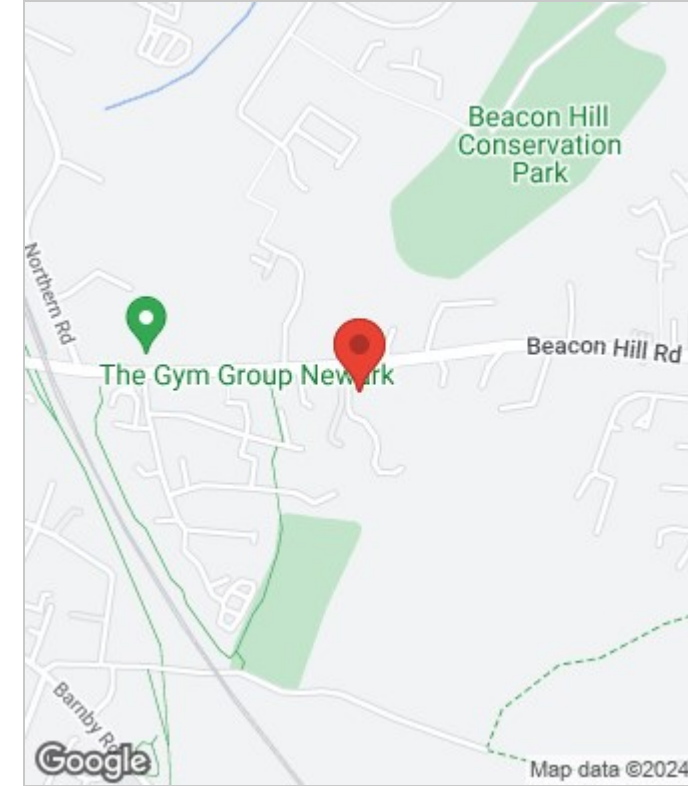
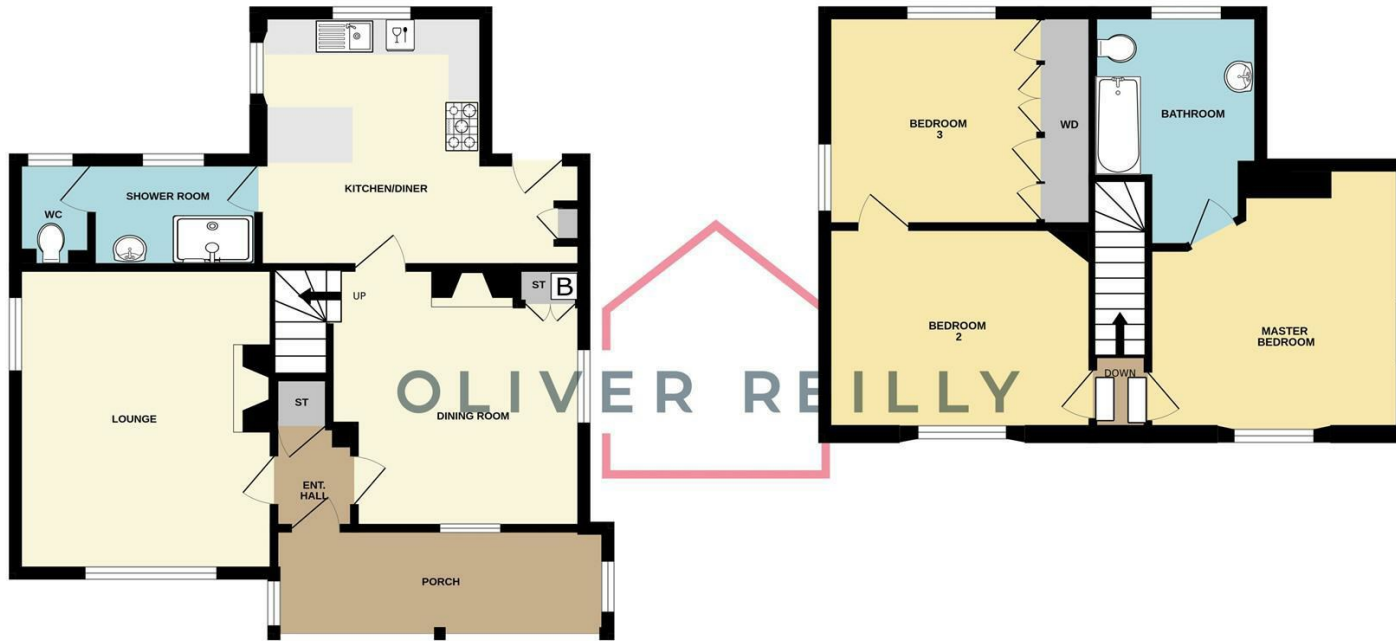
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.





GROUND FLOOR

1ST FLOOR



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	