



**Emmendingen Avenue, Newark NG24 2FX**

**welcome to**

**Emmendingen Avenue, Newark**

**\*\* MUST BE VIEWED! \*\*** This spacious four bedroom detached family home is ideally located in Newark with easy access into the town centre. Briefly comprising of entrance hall, cloakroom, living room, kitchen, four bedrooms, en-suite, family bathroom, garden and driveway.



### Entrance Hall

Entrance hall with radiator and stairs rising to the first floor.

### Wc/Cloakroom

Leading off the entrance with WC, wash hand basin and radiator.

### Living Room

15' x 14' 2" max ( 4.57m x 4.32m max )

A spacious living room with two radiators and double glazed sliding doors leading out to the rear enclosed garden.

### Kitchen

6' 10" x 14' 3" ( 2.08m x 4.34m )

A range of low and eye level units, sink and drainer, gas hob, extractor, oven, plumbing for washing machine, boiler housing, radiator and double glazed window to the front.

### First Floor Landing

First floor landing with access to three of the bedrooms, family bathroom and stairs rising to the second floor with master bedroom.

### Bedroom Two

14' 3" x 9' 10" ( 4.34m x 3.00m )

A spacious DOUBLE bedroom with two double glazed windows to the front and two radiators.

### Bedroom Three

6' 4" x 11' 10" ( 1.93m x 3.61m )

Another DOUBLE bedroom with double glazed window to the rear and radiator.

### Bedroom Four

12' 1" max x 7' 5" ( 3.68m max x 2.26m )

A good sized fourth bedroom with double glazed window to the rear and radiator.

### Family Bathroom

A modern fully tiled three piece family bathroom with WC, wash hand basin, bath with shower over and radiator.

### Second Floor Bedroom One

15' 9" x 10' 3" ( 4.80m x 3.12m )

The master bedroom occupies the whole of the second floor with two skylight windows, two radiators and access into the en-suite bathroom.

### En-Suite

A three piece part tiled en-suite bathroom with WC, wash hand basin and shower.

### Outside Front Garden

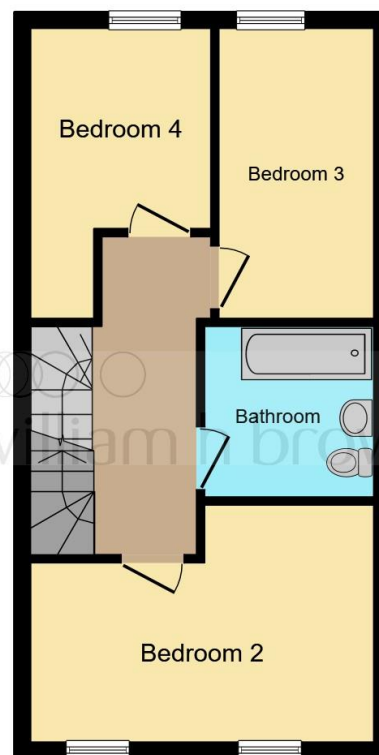
The property of the property offers driveway parking for two cars.

### Rear Garden

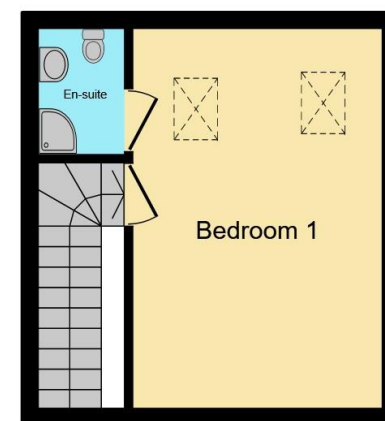
The rear of the property is enclosed with timber fencing with decked seating area and laid to lawn.



**Ground Floor**



**First Floor**



**Second Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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welcome to

## Emmendingen Avenue, Newark

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- SPACIOUS LIVING ROOM
- MASTER BEDROOM WITH EN-SUITE
- WC/CLOAKROOM & FAMILY BATHROOM

Tenure: Freehold EPC Rating: B

**£260,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NWK105907 - 0002

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