



EDLIN & JARVIS  
ESTATE AGENTS

1 Snaiths Court Middle Gate  
, Newark, NG24 1AG

Offers Over £220,000



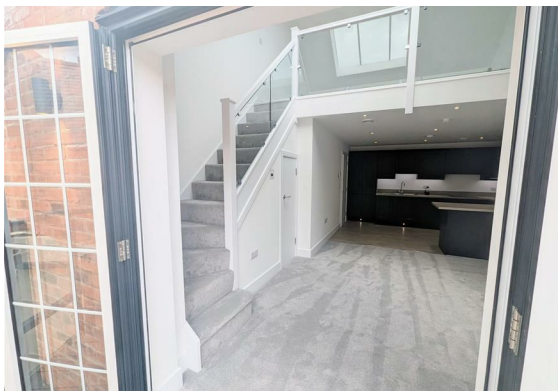
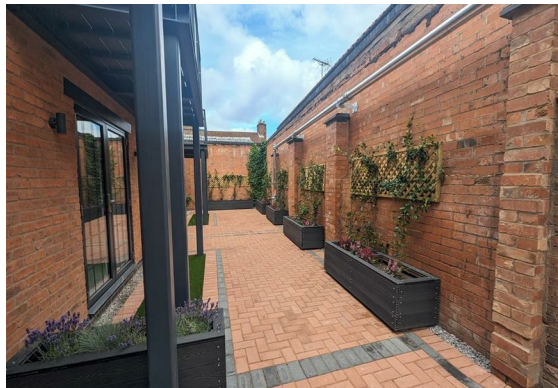
# 1 Snaiths Court Middle Gate

, Newark, NG24 1AG

\*\*\*HIGH SPECIFICATION\*\*\* A unique opportunity to own a brand new beautiful three storey property nestled within a conservation area in the centre of Newark historic town centre. This is a development of four properties that have been individually built to a high standard and offer a unique modern upside down living lifestyle. The properties are in a gated courtyard and benefit from balconies from the lounge area and the master bedrooms are a spacious mezzanine with glass panels enabling you to enjoy skylight views whilst being in easy reach of everything you need. The accommodation to the ground floor comprises an entrance hall, two double bedrooms and a shower room. The open plan living kitchen is on the first floor and has French doors leading onto the balcony, where you can enjoy the summer evenings. The kitchen areas are modern shaker style base & wall units with a breakfast bar and include integrated appliances of a fridge-freezer, dishwasher, oven, an induction hob, charcoal filter extractor and a washer dryer. The master bedroom is located on a mezzanine accessed off the lounge. with an ensuite shower room and eaves storage. The property benefits from gas central heating, under floor heating to the ground floor, an automist fire extinguisher, MVHR ventilation system and double glazing. Council tax has been paid up until December.

The properties are nearly completed and can be viewed to see just how beautiful these professional, first time homes are. PLEASE NOTE - THIS PROPERTY DOES NOT COME WITH PARKING.

Newark town offers lots of amenities, has easy access to local schools and has easy access to good transport links. Newark is a busy market town situated on the river Trent where the Fosse Way meets the Great North Road. Nottingham, Lincoln, Doncaster and Leicester all lie within commuting distance, whilst the east coast mainline allows London King Cross to be reached within 1 hour and 15 minutes.





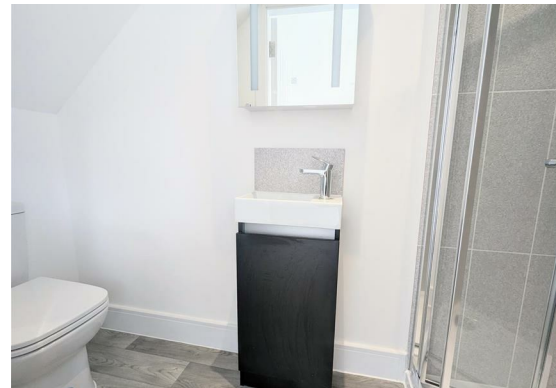
**Entrance Hall**

**Bedroom Two**  
11'8 x 9'2 (3.56m x 2.79m)

**Bedroom Three**  
10'1 x 8'9 (3.07m x 2.67m)

**Shower Room**  
6'1 x 5'11 (1.85m x 1.80m)

**First Floor**



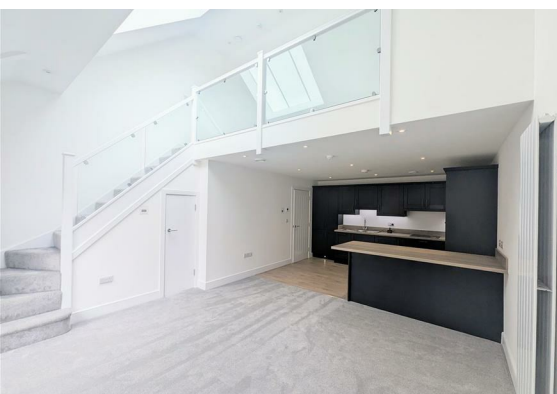
**Open Plan Living Kitchen**  
22'6 x 16'2 (6.86m x 4.93m)

**Second Floor Mezzanine**

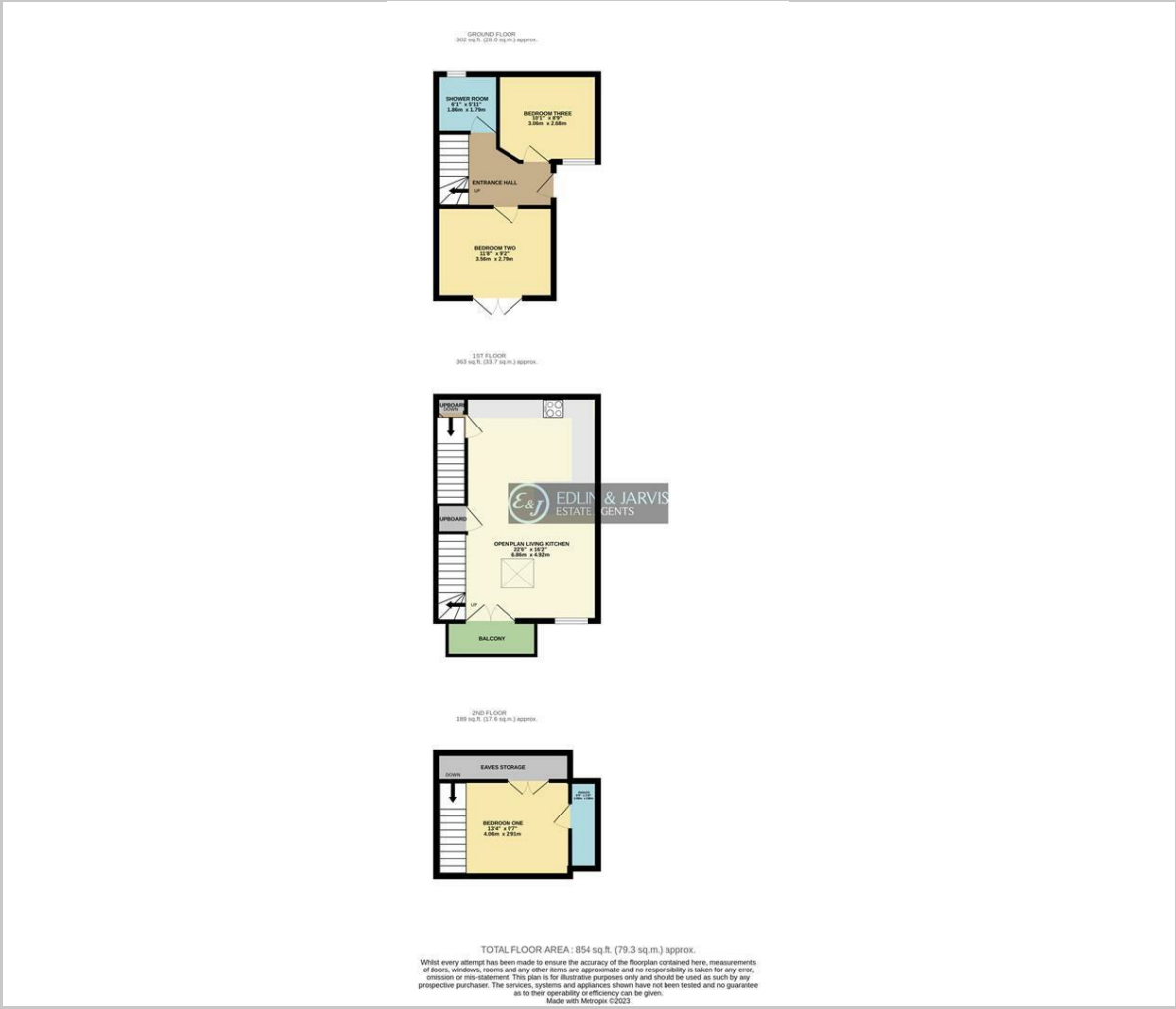
**Bedroom One**  
13'4 x 9'7 (4.06m x 2.92m)

**Ensuite**  
8'9 x 2'10 (2.67m x 0.86m)

**Agents Note**



Floor Plan



Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

36 Middle Gate, Newark, NG24 1AL  
Tel: 01636 555043 Email: [enquiries@edlinandjarvis.co.uk](mailto:enquiries@edlinandjarvis.co.uk) <https://www.edlinandjarvis.co.uk/>

Area Map



Energy Efficiency Graph

