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ESTATE AGENTS



1 Edgehill Drive  
Newark, NG24 2GP

Guide Price £325,000 to £350,000



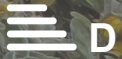
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# 1 Edgehill Drive

Newark, NG24 2GP

\*\*\* LIKE A SHOW HOME\*\*\* Guide Price £325,000 to £350,000. This beautiful five bedroom detached property is located on Edgehill Drive in the highly sought after location off Beacon Hill. Upon entering this beautiful family home you will appreciate the spacious hallway with storage cupboards and a downstairs WC. Boasting a light & airy lounge that opens onto the dining area there is plenty of space for entertaining guests or simply relaxing with your loved ones. The fabulous breakfast Haker Kitchen has a range of wall & base units incorporating a breakfast bar, oven, microwave oven, steam oven, warming draw, induction hob with a wok insert, American fridge freezer (subject to separate negotiation), wine cooler and a dishwasher. The utility room is accessed off the kitchen and has a sink unit and space and plumbing for a washing machine and tumble dryer.

The space continues upstairs where there are four double bedrooms, a single bedroom and a modern four piece family bathroom with a jacuzzi bath. Bedrooms one and two benefit from ensuite shower rooms ensuring convenience and comfort for all.

The property benefits from gas central heating, electric under floor heating in the entrance hall and kitchen, UPVC double glazing and a garage.

Situated in a desirable location, this house offers the perfect blend of tranquillity and accessibility. Whether you're looking to unwind in the peaceful surroundings of your new home or explore the vibrant town of Newark, this property has it all.

What's more, this property is available with no chain. The enclosed rear garden is laid to lawn with an array of shrubs and bushes, a large garden shed and a paved seating terrace where you can enjoy those summer evenings.

## Location

Newbury Road is located off Beacon Hill on the outskirts of Coddington and has fantastic walks nearby, children's play areas and is within walking distance to Coddington Primary School. It has easy access to transport links such as the A1, A17 and A46 and Newark Northgate train station is within easy reach. Situated in a desirable neighbourhood, this property provides a peaceful retreat from the hustle and bustle of everyday life. There are plenty of places where you can take a stroll through the picturesque surroundings, or Beacon Hill conservation area this house offers a serene lifestyle whilst still being within easy access to Newark Town centre. 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 Hallway**  
11'3 x 8'8 (3.43m x 2.64m)

**Lounge**  
18'1 x 10'8 (5.51m x 3.25m)

**Dining Room**  
11'6 x 9'3 (3.51m x 2.82m)

**Kitchen / Diner**  
11'6 x 16'9 (3.51m x 5.11m)

**Utility Room**  
8'7 x 4'9 (2.62m x 1.45m)

**Downstairs WC**  
6'2 x 2'11 (1.88m x 0.89m)

**Bedroom One**  
12'4 x 10'8 (3.76m x 3.25m)

**En-suite**  
6'9 x 6'0 (2.06m x 1.83m)

**Bedroom Two**  
10'6 x 11'4 (3.20m x 3.45m)

**Ensuite**  
6'9 x 4'8 (2.06m x 1.42m)

**Bedroom Three**  
16'3 x 8'7 (4.95m x 2.62m)  
max measurements

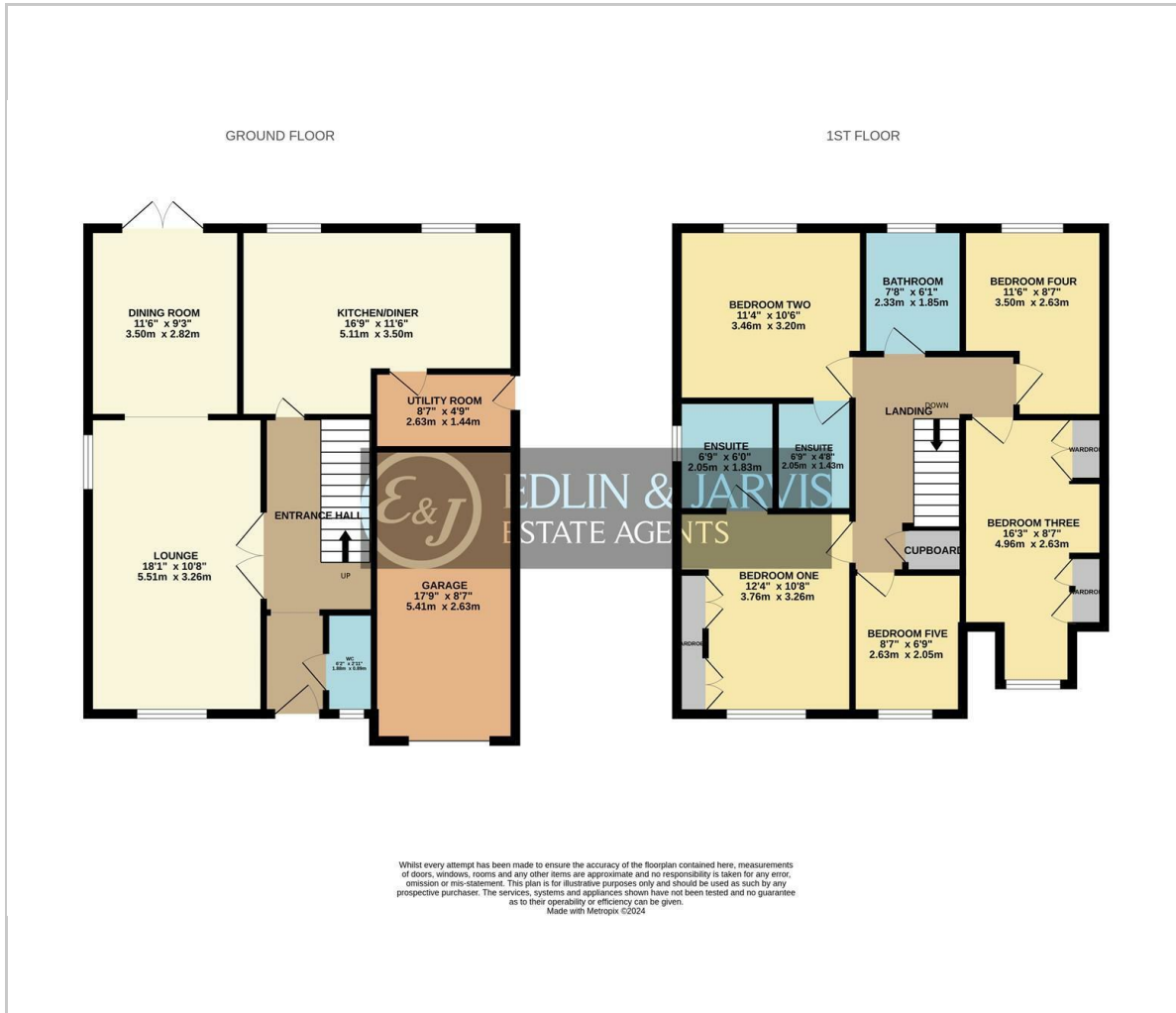
**Bedroom Four**  
11'6 x 8'7 (3.51m x 2.62m)  
max measurements

**Bedroom Five**  
8'7 x 6'9 (2.62m x 2.06m)

**Bathroom**  
7'8 x 6'1 (2.34m x 1.85m)



## Floor Plan



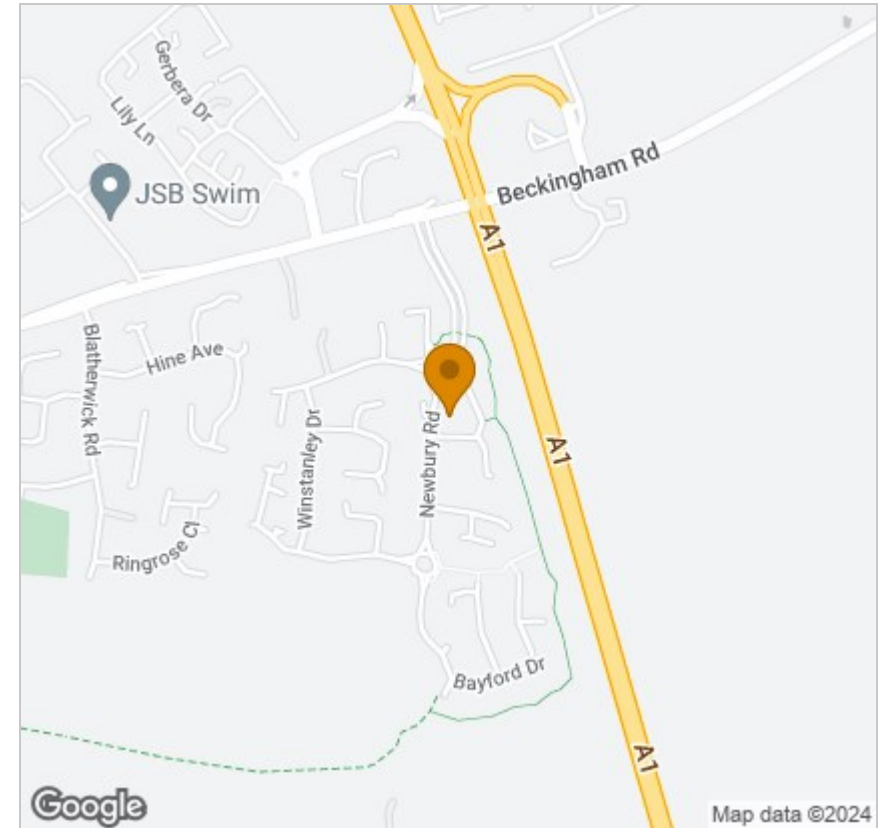
## Viewing

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

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## Area Map



## Energy Efficiency Graph

