



3 Marstons Cottages Woodhouse Road  
Norwell, NG23 6JX

Offers Over £160,000

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**\*\*\*QUAINT & QUIRKY COTTAGE\*\*\*** GUIDE PRICE £170,000 - £180,000. This delightful two bedroom cottage is full of character & charm and is nestled within the conservation area of Norwell offering views over Norwell Allotments. The property retains character features to include exposed beams, exposed fireplace housing a multi burning stove and latch doors. The accommodation includes a cosy lounge where you can enjoy those winter evenings in front of the multi burning stove, a modern kitchen, a further kitchen area with a breakfast bar, family bathroom, a storm porch at the rear and two bedrooms with fitted wardrobes to the master.

Outside the rear garden is a haven to be proud of, it's been landscaped with a Mediterranean feel so you can enjoy those summer evenings relaxing or entertaining guests. The garden is tiered with flagstones, raised beds, built in seating areas and a workshop measuring over 15ft with power & lighting.

The property benefits from UPVC double glazing, a composite door, and has an allocated parking space.

The property lies within the beautiful sought after village of Norwell and overlook the neighbouring allotments which can be seen from the master bedroom along with countryside views. Norwell is a charming village, located just 7 miles north of Newark with a C of E Primary School rated good by Ofsted and The Plough village pub. Tuxford Academy Secondary school is approximately 7 miles away and many more amenities can be found in Newark along with easy access to transport links to include the A1, A46 & A52 making it ideal for commuters. Newark is a busy market town situated on the River Trent. Nottingham, Lincoln and Leicester all lie within commuting distance, whilst the east coast mainline allows London King Cross to be reached within 1 hour & 15 minutes.

**Lounge**  
11'9" x 11'0" (3.58m x 3.35m)

**Kitchen**  
9'0" x 6'8" (2.74m x 2.03m)

**Extended Kitchen Area**  
9'6" x 6'7" (2.90m x 2.01m)

**Bathroom**  
6'7" x 5'4" (2.01m x 1.63m)

**Storm Porch**

**Bedroom One**  
11'9" x 11'0" (3.58m x 3.35m)



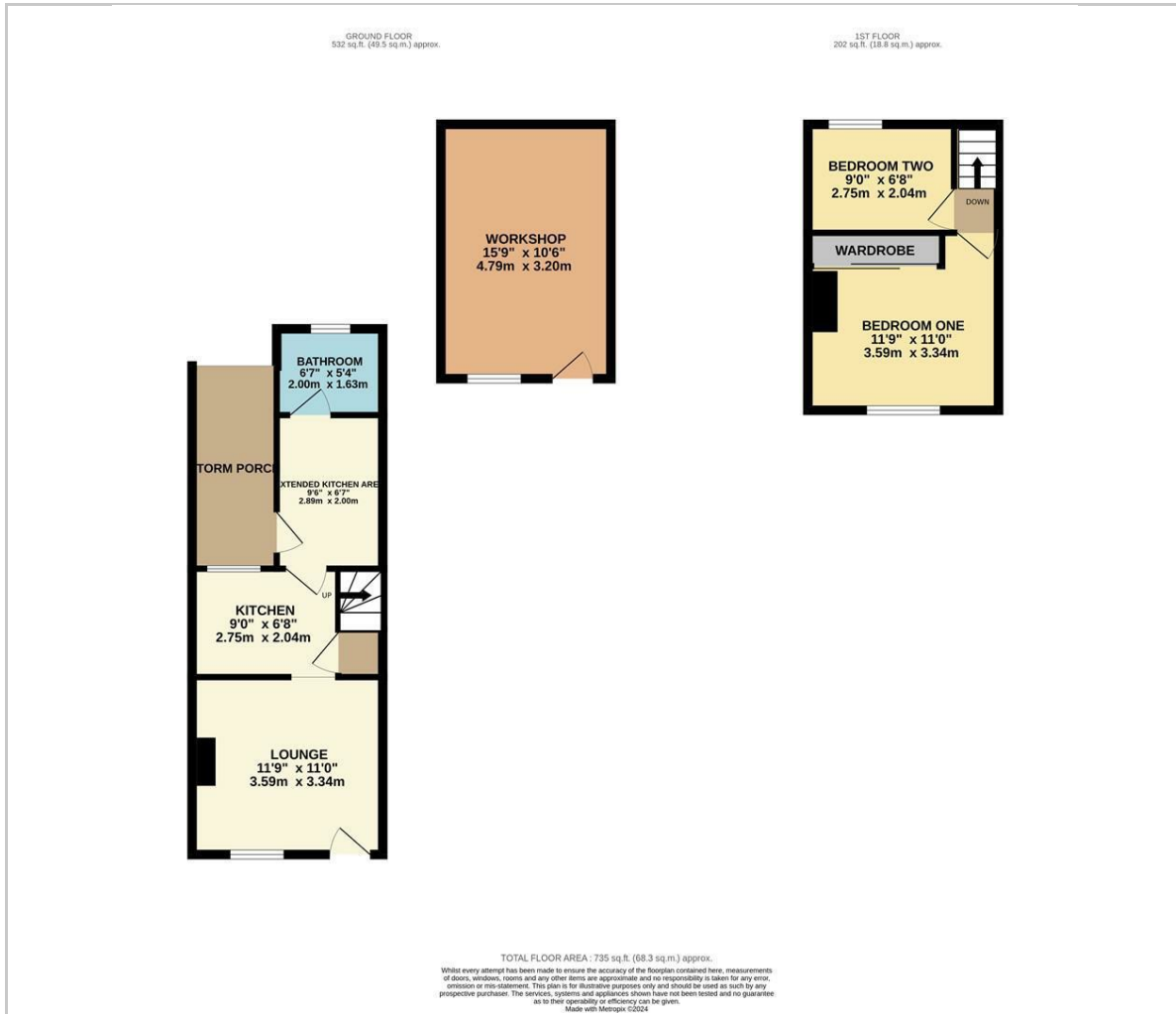


**Bedroom Two**  
9'0 x 6'8 (2.74m x 2.03m)

**Workshop**  
15'9 x 10'6 (4.80m x 3.20m)



## Floor Plan



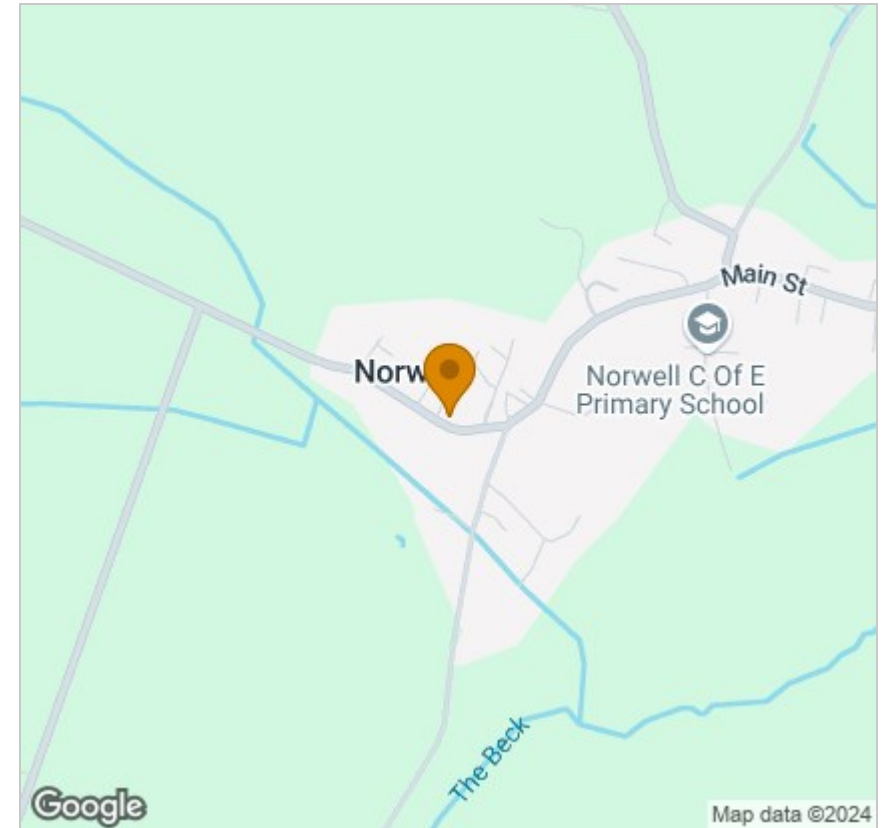
## Viewing

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

