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ESTATE AGENTS



10 Adwalton Close  
Newark, NG24 2GT

£325,000



## 10 Adwalton Close

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**\*\*\*ONE FOR THE FAMILY\*\*\*** This four bedroom detached property could be the perfect setting for your new home! This well presented family home offers a perfect blend of modern comfort and space, making it an ideal sanctuary for families seeking a serene yet convenient lifestyle.

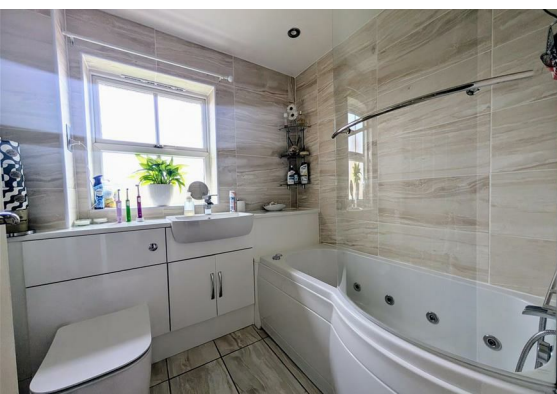
The ground floor offers, an entrance hallway, a contemporary kitchen that is fully equipped with all the essential storage of shaker style units and opens to a dining area with French doors to the garden and a family room offering versatility to be used as a home office or playroom, utility room, downstairs WC and a bay fronted lounge where you can enjoy time with your loved ones.

Onto the first floor, the master bedroom features an ensuite shower room and benefits from its own fitted wardrobes. There are also a further three, well-appointed additional bedrooms with fitted wardrobes to bedroom two and three and a modern family bathroom.

The rear enclosed garden is mainly laid to lawn with raised borders, a paved seating area, a tandem storage shed and further sheds to each side. The property benefits from gas central heating and UPVC double glazing.

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.





### 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 Hall

### Lounge

13'10 x 13'9 (4.22m x 4.19m)  
max measurements

### Kitchen Diner

21'3 x 9'6 (6.48m x 2.90m)

### Family Room

16'4 x 8'2 (4.98m x 2.49m)

### Utility Room

6'7 x 4 (2.01m x 1.22m)

### Landing

### Bedroom One

13'9 x 11'7 (4.19m x 3.53m)

### Ensuite

6'8 x 4'7 (2.03m x 1.40m)

### Bedroom Two

13'10 x 9'5 (4.22m x 2.87m)  
max measurements

### Bedroom Three

11'4 x 9'5 (3.45m x 2.87m)

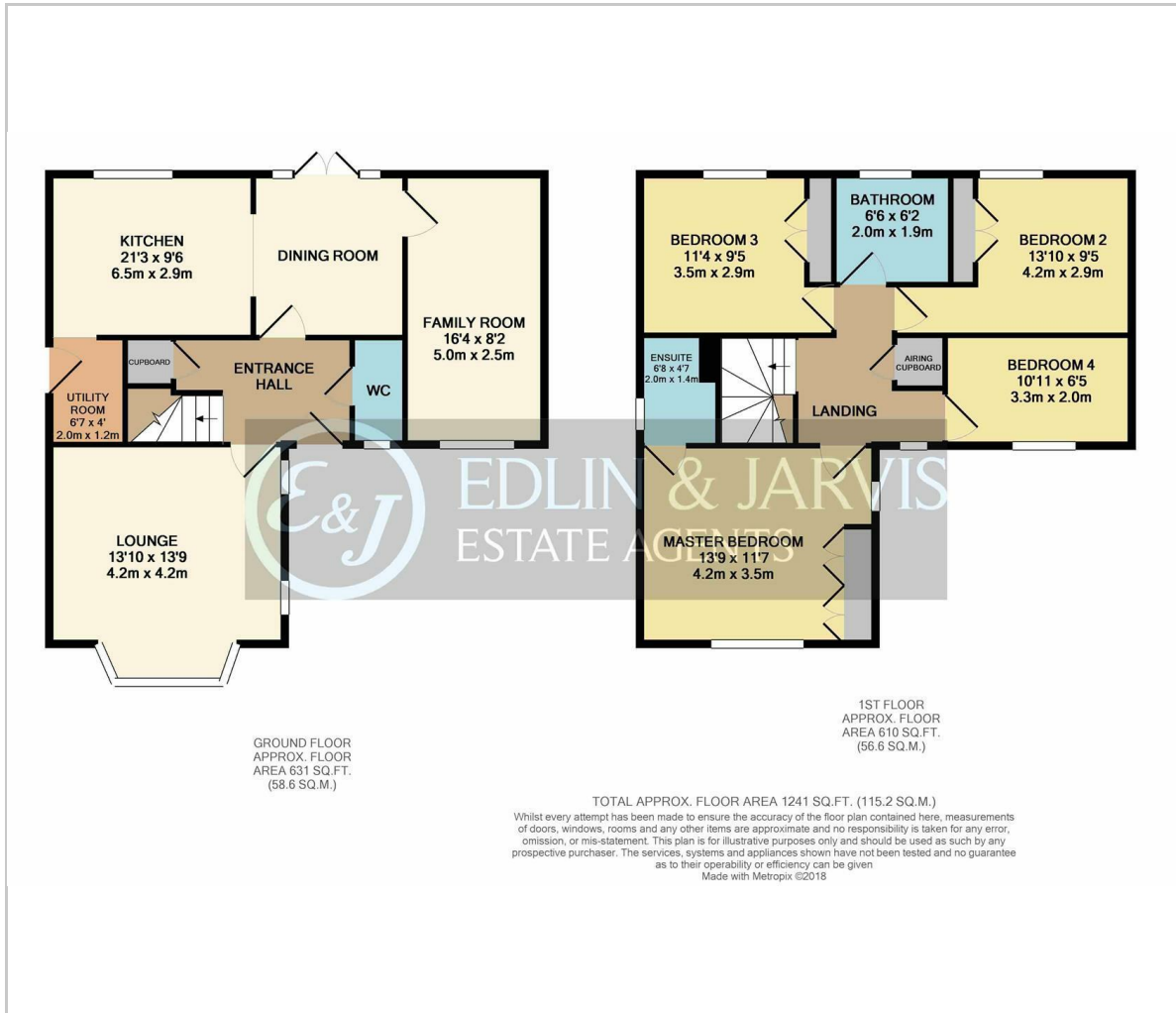
### Bedroom Four

10'11 x 6'5 (3.33m x 1.96m)

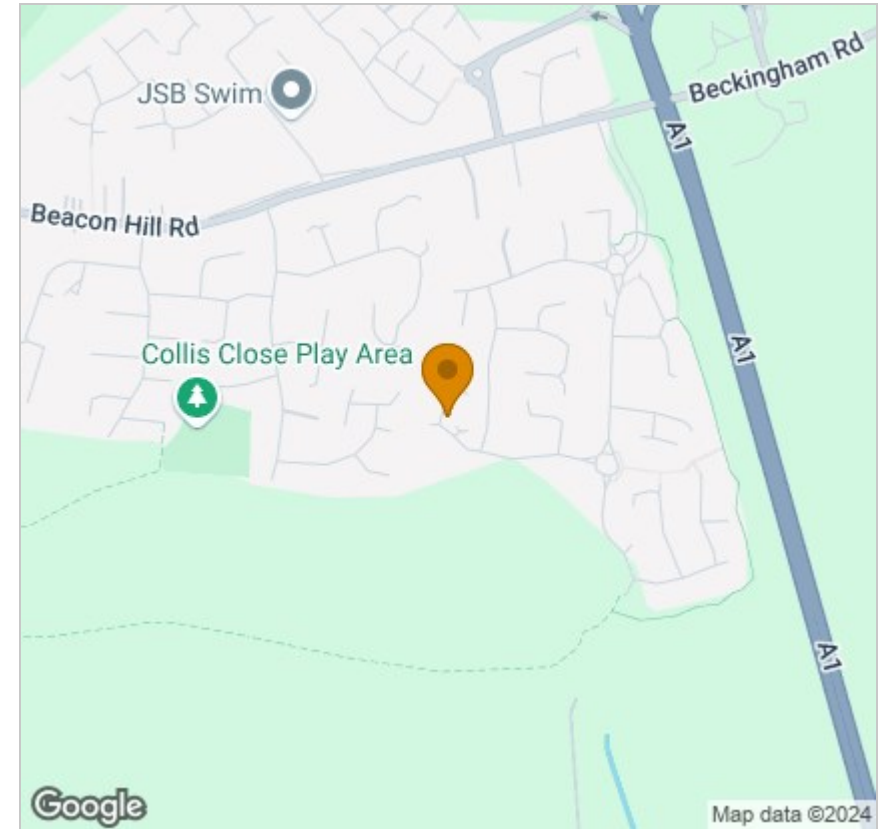
### Bathroom

6'6 x 6'2 (1.98m x 1.88m)

## Floor Plan



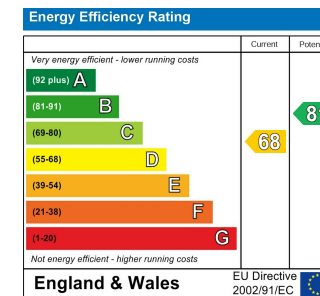
## Area Map



## Viewing

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

## Energy Efficiency Graph



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