



EDLIN & JARVIS  
ESTATE AGENTS



4 Vernon Avenue  
Newark, NG24 1PG

£230,000





## 4 Vernon Avenue

Newark, NG24 1PG

### \*\*\*WALKING DISTANCE TO AMENITIES\*\*\*

Nestled on the desirable Vernon Avenue in Newark-on-Trent, this charming semi-detached home presents an exceptional opportunity to embrace both comfort and convenience. Imagine strolling to local shops, enjoying the ease of nearby schools, and benefiting from outstanding transport links right on your doorstep!

Step inside and discover a home designed for practical living. Three well-proportioned bedrooms await, including a master bedroom with its own ensuite bathroom, alongside a family bathroom – perfect for growing families or those who appreciate extra space for guests. The inviting reception room offers a warm embrace, a wonderful space for lively gatherings or peaceful evenings unwinding.

The heart of the home is undoubtedly the contemporary kitchen diner. Picture preparing delicious meals in this stylish setting, with bifold doors seamlessly extending your living space to a delightful raised decked seating area – an idyllic spot for summer barbecues and al fresco dining.

Venture upwards to find a versatile, boarded and plastered loft with a window, offering fantastic storage solutions or the potential for a hobby room.

Outside, the rear garden is a true oasis of calm. Two decked seating areas invite relaxation, surrounded by decorative stones and a colourful array of shrubs and bushes. A handy shed provides additional storage.

To the front, you'll find the convenience of off-road parking and a substantial workshop, offering potential as a garage and featuring a practical utility area at the rear.

For those who value connectivity, the location truly shines. Effortless access to the A1, A46, A52, and A17 ensures swift journeys, while commuters will relish the quick access to the East Coast Mainline, whisking you to London King's Cross in just 1 hour and 15 minutes.







## Entrance Hall

## Lounge

11'3 x 15'0 (3.43m x 4.57m)

## Kitchen Diner

12'6 x 16'3 (3.81m x 4.95m)

## Utility Area

5'0 x 12'5 (1.52m x 3.78m)

## Garage/Workshop

13'8 x 12'4 (4.17m x 3.76m)

## Landing

## Bedroom One

11'6 x 10'1 (3.51m x 3.07m)

## Ensuite

4'10 x 5'11 (1.47m x 1.80m)

## Bedroom Two

7'9 x 11'3 (2.36m x 3.43m)

## Bedroom Three

7'8 x 8'0 (2.34m x 2.44m)

## Bathroom

9'8 x 4'8 (2.95m x 1.42m)

## Attic

12'2 x 14'9 (3.71m x 4.50m)



Floor Plan



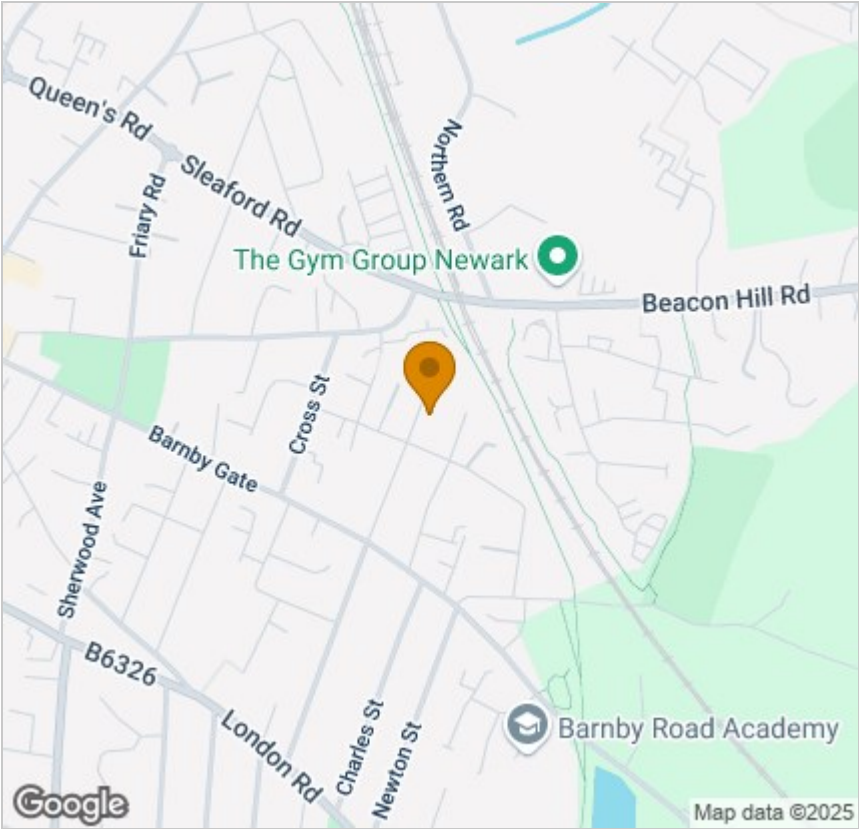
Viewing

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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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

