



EDLIN & JARVIS  
ESTATE AGENTS



1 Falstone Avenue

Newark On Trent, NG24 1SH

**Guide Price £350,000 to £375,000**





# 1 Falstone Avenue

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\*\*\*PRIME LOCATION, PERFECT FAMILY HOME:  
DISCOVER FALSTONE AVENUE\*\*\* Guide Price  
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Nestled on a prominent corner plot within the highly desirable Falstone Avenue, this impressive detached house presents an exceptional opportunity for discerning buyers. Offering a superb blend of space and convenience, the property features a welcoming lounge and separate dining room – ideal for both entertaining and everyday living – alongside a functional kitchen and pantry.

The three well-proportioned bedrooms provide comfortable and private spaces for all family members. This home's appeal extends beyond its walls, with its location within the sought-after tree-lined London Road area placing you within easy strolling distance of Newark Town Centre's vibrant amenities.

Step outside to discover established front and rear gardens, predominantly laid to lawn and enhanced by an array of mature shrubs and bushes. Envision relaxing in your private outdoor haven, perhaps enjoying a quiet moment under the grapevine on the paved seating area. The property also benefits from gas central heating, three useful outside stores, and a substantial driveway leading to a detached garage.

For those who value connectivity, this location is second to none. Enjoy easy access to local amenities, excellent schools, and outstanding transport links, including the A1, A46, A52, and A17. Commuters will appreciate the swift access to major road networks, while the East Coast Mainline offers a direct route to London King's Cross in just 1 hour and 15 minutes. This is a prime opportunity to secure a wonderful family home in a truly exceptional location.







**Entrance Hall**  
10'9 x 8'5 (3.28m x 2.57m)

**Lounge**  
12'5 x 13'6 (3.78m x 4.11m)

**Dining Room**  
12'11 x 12'11 (3.94m x 3.94m)

**Kitchen**  
12'10 x 9'0 (3.91m x 2.74m)

**Pantry**  
3'0 x 8'11 (0.91m x 2.72m)

**Landing**

**Bedroom One**  
13'0 x 11'10 (3.96m x 3.61m)

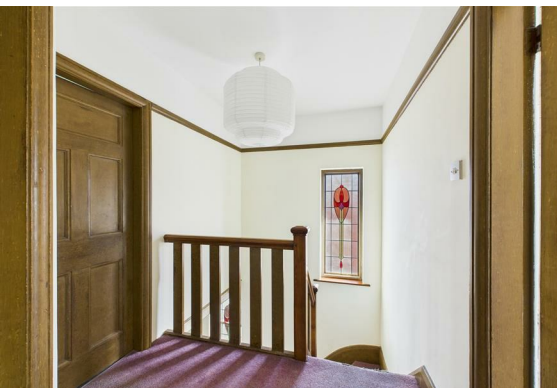
**Bedroom Two**  
12'6 x 13'5 (3.81m x 4.09m)

**Bedroom Three**  
13'0 x 9'0 (3.96m x 2.74m)

**Bathroom**  
5'7 x 8'7 (1.70m x 2.62m)

**WC**  
2'10 x 5'7 (0.86m x 1.70m)

**Garage**  
10'2 x 16'7 (3.10m x 5.05m)





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.

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Area Map



Energy Efficiency Graph

