



EDLIN & JARVIS
ESTATE AGENTS



6 Sandfield Way

Newark, NG24 4QL

Guide Price £325,000



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DISCOVER YOUR DREAM FAMILY HOME IN SANDFIELD WAY! GUIDE PRICE - £325,000-£350,000***

Nestled in the desirable Sandfield Way, this beautifully extended detached home offers the perfect blend of spacious living and charming comfort, ideal for growing families or those who simply crave more room to flourish.

Step inside and be greeted by three distinct reception rooms, each bathed in natural light. Imagine cosy evenings in the dual-aspect lounge, hosting memorable dinners in the elegant dining room, or unleashing your creativity in the versatile third reception room – perfect as a vibrant hobby space or a convenient downstairs bedroom.

The heart of this home is undoubtedly the extended, modern kitchen diner, a bright and airy space where family meals and culinary adventures come to life. A handy utility room and a downstairs WC complete the ground floor. Upstairs, you'll find three generously sized bedrooms and a well-appointed family bathroom, offering comfortable retreats for everyone.

Venture outside to discover a gardener's paradise in the enclosed rear garden. This tranquil oasis boasts a lush lawn, an array of mature shrubs, bushes, and trees, and a shed. Picture yourself savoring your morning coffee amidst the peaceful surroundings, a true escape from the everyday. The front of the property offers ample off-road parking on a stylish resin driveway.

Beyond the doorstep, you'll find a welcoming community and an unbeatable location. Enjoy leisurely strolls in the delightful Scone and Devon Park, just a short walk away. With the town centre approximately 1 mile distant, you'll have easy access to local amenities, reputable schools, and excellent transport links, including the A1, A46, and A52. For commuters, the East Coast Mainline provides a swift connection to London King's Cross in just 1 hour and 15 minutes, making city access a breeze.





Entrance Hall

Lounge

17'6 x 12'0 (5.33m x 3.66m)

Dining Room

10'0 x 9'8 (3.05m x 2.95m)

Kitchen Diner

19'9 x 9'7 (6.02m x 2.92m)

Utility Room

8'9 x 10'2 (2.67m x 3.10m)

Hobby Room

16'2 x 9'4 (4.93m x 2.84m)

WC

6'11 x 5'7 (2.11m x 1.70m)

Landing

Bedroom One

17'5 x 10'9 (5.31m x 3.28m)

Bedroom Two

10'1 x 10'10 (3.07m x 3.30m)

Bedroom Three

8'2 x 9'9 (2.49m x 2.97m)

Bathroom

9'1 x 5'6 (2.77m x 1.68m)



Floor Plan



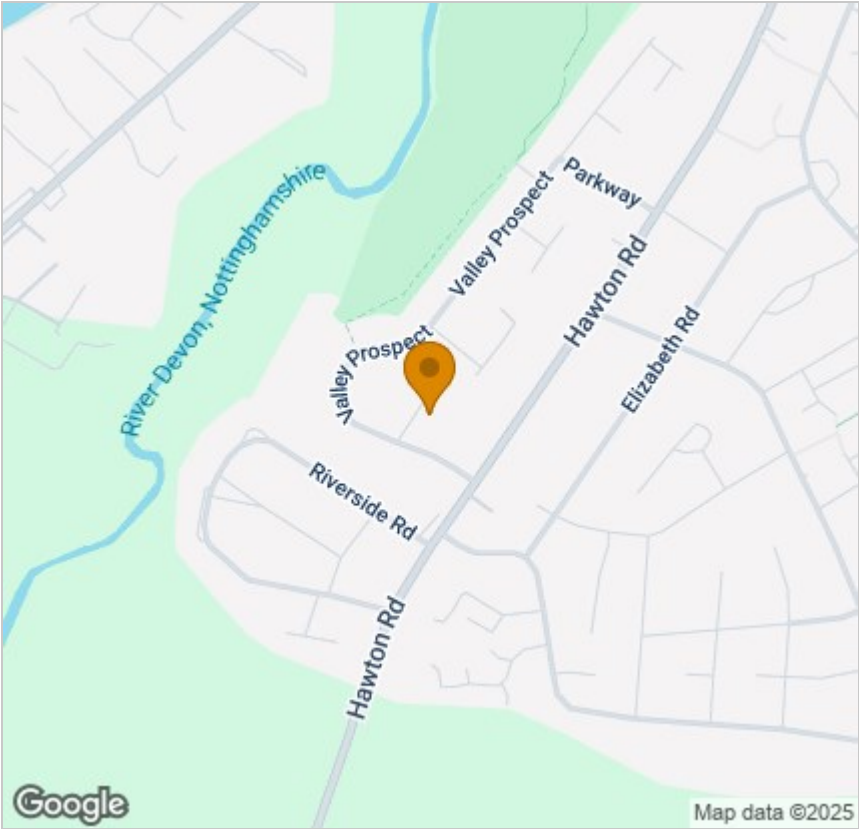
Viewing

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

