



EDLIN & JARVIS
ESTATE AGENTS



16 De Havilland Way

Newark, NG24 4RF

Asking Price £550,000



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Sustainable Luxury Meets Family Living:
Welcome to De Havilland Way

Imagine a home where eco-conscious living meets uncompromised comfort and guaranteed savings. Welcome to De Havilland Way, a beautifully presented, four-bedroom detached family residence in a highly sought-after Newark cul-de-sac. This isn't just a house; it's a future-proof lifestyle designed for the modern family.

Eco-Efficiency That Pays You Back

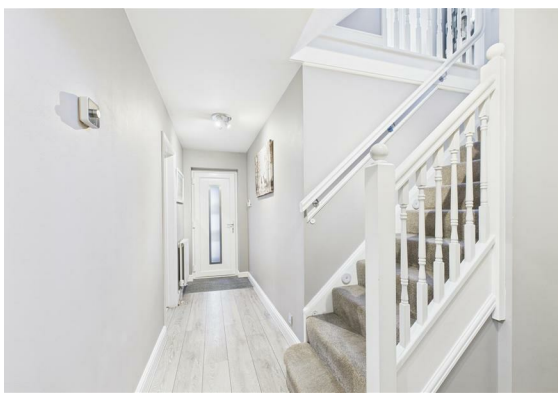
Step into a home that is both kind to the planet and your wallet. Featuring a state-of-the-art Air Source Heat Pump and owned Solar Panels, this property provides exceptional energy efficiency. The current owner is already earning approximately £1,000 per year through the feed-in tariff and enjoying significant savings on electricity bills. Say goodbye to soaring utility costs and hello to a sustainable, low-running-cost home.

Spacious, Sunlit Interiors

Designed for effortless family life, the home boasts a superb, naturally lit layout. You'll find four well-proportioned bedrooms and generous living areas, providing ample space for children, guests, or a dedicated home office. The house has been meticulously maintained, offering a truly move-in-ready experience. With two modern bathrooms, the morning rush is a thing of the past, ensuring convenience and comfort for the entire household.

Your Private South-Facing Oasis

The heart of this home is the truly stunning south-facing garden. Beautifully manicured and perfectly private, it offers a serene escape with lovely surrounding views. It's an entertainer's dream and a gardener's paradise, complete with a new greenhouse perfect for cultivating your own produce. Whether you're hosting summer barbecues, letting the children play safely, or simply unwinding with a book, this sun-drenched space will become your favourite sanctuary.





Entrance Porch

5'8" x 2'1" (1.73 x 0.66)

Entrance Hallway

3'10" x 16'11" (1.18 x 5.17)

Living Room

12'4" x 20'0" (3.76 x 6.11)

Dining Room

19'1" x 8'1" (5.83 x 2.47)

Kitchen/Garden Room

12'6" x 21'11" (3.82 x 6.69)

WC

4'10" x 3'9" (1.49 x 1.16)

Utility Room

5'1" x 5'6" (1.57 x 1.70)

Master Bedroom

10'9" x 13'4" (3.29 x 4.08)

En suite Shower Room

6'5" x 9'0" (1.98 x 2.76)

Shower Room

7'8" x 6'3" (2.36 x 1.93)

Landing

12'6" x 3'3" (3.82 x 1.0)

Bedroom Two

8'11" x 12'9" (2.72 x 3.91)

Bedroom Three

8'8" x 12'9" (2.66 x 3.90)

Office/Bedroom Four

7'6" x 9'4" (2.30 x 2.87)

Double Garage

17'5" x 15'3" (5.31 x 4.67)



Floor Plan



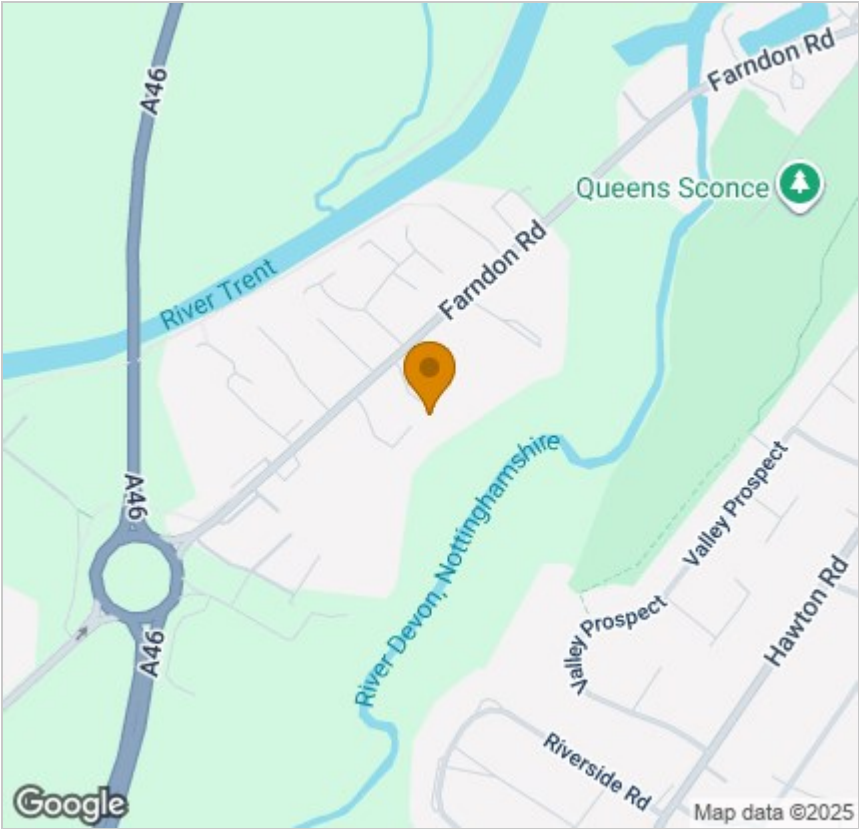
Viewing

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

