



EDLIN & JARVIS
ESTATE AGENTS



16 De Havilland Way
Newark, NG24 4RF

Price Guide £525,000



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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

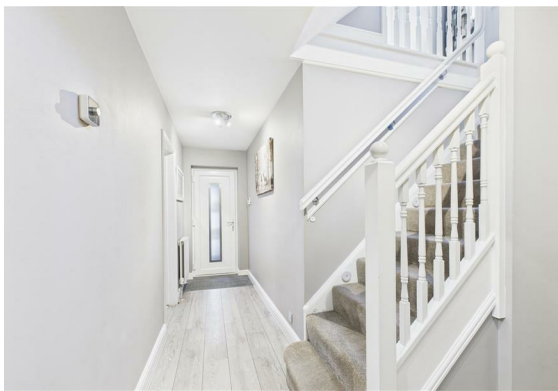
Step into a home that is both kind to the planet and your wallet. Featuring a state-of-the-art Air Source Heat Pump and owned Solar Panels, this property provides exceptional energy efficiency. The current owner is already earning approximately £1,000 per year through the feed-in tariff and enjoying 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



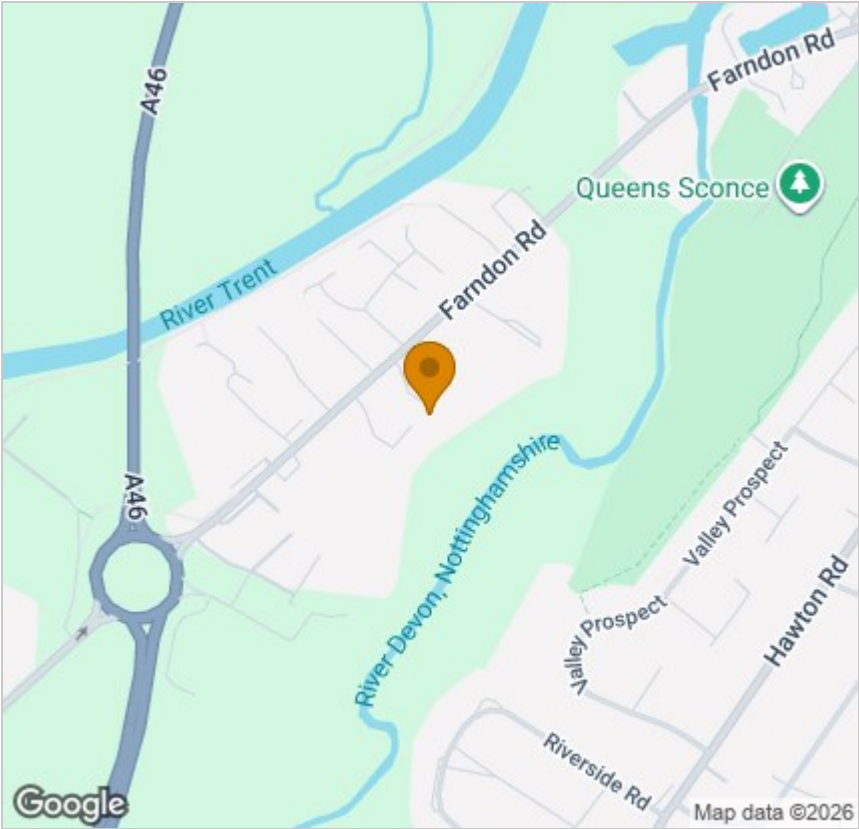
Viewing

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

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Area Map



Energy Efficiency Graph

