



# Buttercross Estates

## Derwent Way, Newark



An excellent opportunity to acquire a three bedroom, detached home located just a short distance from Newark North Gate train station, the town centre and North Gate retail park.

**Detached House**  
**£200,000 OIRO**

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**Reel Video**



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[www.buttercrossestates.com](http://www.buttercrossestates.com)



Newark Beacon, Cafferata Way,  
Newark On Trent, NG24 2TN

## SUMMARY

An excellent opportunity to acquire a three bedroom, detached home located just a short distance from Newark North Gate train station, the town centre and North Gate retail park. This is a home you can really put your stamp on plus it has a generous driveway, garage and front and rear gardens.

Downstairs you have a kitchen/diner, living room plus an extra reception/ sun room, while upstairs you will find three good sized bedrooms and a fully fitted bathroom with a shower over the bath.

## THE AREA

The property is conveniently located a short distance away from Newark town centre and Northgate rail station which provides regular trains to major cities such as London within only an hour and a half. The home is also well connected to the A1 and the A46 which makes the location ideal for commuters. The historic market town Newark on Trent has a castle and the market square which is perfect for exploring days out and learning more about the history of the town. The property is in close proximity to the North Gate retail park where you can find a wealth of shops and food outlets.

## THE HOME

**Entrance Hall** - With stairs leading to the first floor.

**Kitchen / Diner - ( 5.05m x 2.57m )** - Fully fitted and with doors off to the garden plus a space for a washing machine.

**Lounge (3.58m x 5.05m)** - Good sized room with understairs storage and a gas fire. There are sliding doors leading into the sun room / reception room.

**Sun Room /Reception Room - ( 4.34m x 2.82m )** A bright and sunny room with double doors taking you straight out to the garden.

**Bedroom Three - ( 3.58m max x 1.83m )** - A great sized third bedroom.

**Bedroom Two - ( 2.59m x 3.15m )** - Good sized double room with plenty of plug sockets around the room.

**Bedroom One - ( 2.59m max x 4.42m excluding wardrobes )** - A spacious primary bedroom with fitted wardrobes.

**Family Bathroom** - A three piece family bathroom suite with a large bath and over the bath shower.

**Externally** - A low maintenance rear garden with patio. The front or the property is mainly laid to grass alongside the driveway leading to the separate garage.

### FULL PROPERTY LISTING

<https://buttercrossestates.com/property/derwent-way-newark-nottinghamshire/>

### REEL VIDEO

<https://www.facebook.com/reel/1335369444477493>



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**PeterM**



I highly recommend Buttercross Estates. Moving house as we know is a very stressful process. When an estate agent takes the time to contact you with updates and ensures your buyers are well informed then at least one half of the process is stress free. When you add in advice and a shoulder to cry on the service goes above and beyond. I would definitely use them again and I thank them for the care and attention through out. Well done all.

**Heather V**



As first time buyers, we really appreciated the helpful and efficient service that Buttercross provided throughout our journey; from the ease of booking our first viewing; to the speed in which the keys were brought to us on completion day. We were even given a handy welcome hamper with food, drinks and vouchers, and a card - with a handpainted picture of our new home. We would recommend Buttercross - thank you!



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