Windsor Avenue, Newark NG24 4JA



A deceptively spacious and beautifully presented three bedroom semi detached property situated in a well established and popular area of Newark. In addition to the three bedrooms, there is a spacious hallway, a lounge (currently used as a bedroom), sitting room, dining room, garden room, kitchen and first floor bathroom. The property boasts off road parking for several vehicles, a carport and a large rear garden. Double glazing and gas central heating are installed. Viewing essential to appreciate this superb home.

£270,000

sales@jonbrambles.com
01636 613513
9-10 Paxtons Court, Newark, Nottinghamshire NG24 1DH









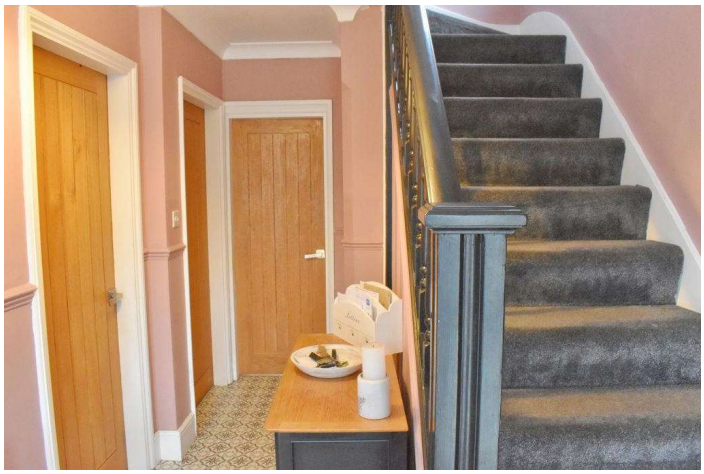



LOVE • COOK • EAT
UTENSILS

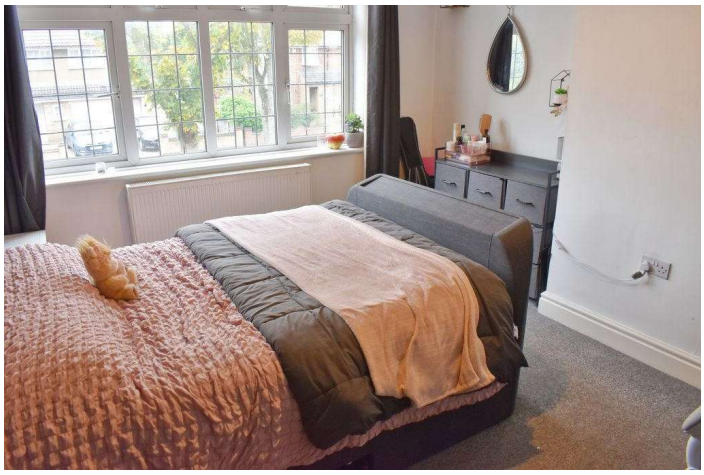












Situation and Amenities

The property is situated a short distance from the town centre and Northgate railway station which has fast trains connecting to London King's Cross with journey times of approximately 75 minutes. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln. There are nearby access points for the A1 and A46 dual carriageways. The location is in close proximity of Route 64 of the National Cycle Network which runs from Market Harborough to Lincoln. Shopping facilities in Newark include an M&S food hall, Asda, Waitrose, Morrisons and Aldi. Newark also boasts several individual boutique shops as well as major retail chains and an array of markets. There is a wide range of schooling in the area, and leisure facilities are plentiful including a fine choice of restaurants and bars, fitness centres, gymnasiums and golf courses.

Accommodation

Upon entering the front door, this leads into:

Entrance Porch

The entrance porch has a door leading into the reception hallway.

Reception Hallway

This spacious and welcoming reception hallway has the staircase rising to the first floor with useful storage cupboard beneath, and doors into the lounge, the sitting room and dining room. The hallway is complemented with vinyl flooring and also has a ceiling light point and a radiator.

Lounge *12' 5" x 11' 1" (3.79m x 3.38m)*

This spacious reception room is currently utilised as a bedroom, and has a window to the front elevation. The focal point of the lounge is the feature fireplace with an electric flame effect fire inset. The room also has a ceiling light point and a radiator.

Sitting Room *13' 5" x 11' 3" (4.10m x 3.44m)*

A further superb sized and well proportioned reception room also having a feature fireplace with electric flame effect fire inset, Karndean flooring, a ceiling light point and a radiator. From the sitting room French doors lead through into the garden room.

Garden Room *9' 9" x 9' 5" (2.96m x 2.86m) (at widest points)*

A fabulous addition to this family home, the garden room is of dwarf brick wall construction with a upvc frame, and has continuation of the Karndean flooring, a ceiling light point and a radiator. From here there is a door leading out into the garden, and an opening through to the kitchen.

Kitchen *16' 1" x 7' 5" (4.89m x 2.27m)*

This galley style kitchen has a window to the rear elevation and a door leading out to the side of the property. The kitchen is fitted with a good range of wall and base units with work surfaces. There is a sink, and integrated appliances include a double oven, and a gas hob with extractor above. In addition there is space and plumbing for both a washing machine and tumble dryer, and further space for an American style fridge/freezer. The kitchen has continuation of the Karndean flooring and two ceiling light points. An opening leads through to the dining room.

Dining Room *9' 5" x 7' 5" (2.88m x 2.26m)*

The dining room has a window to the side aspect, Karndean flooring, a ceiling light point and a radiator. There is also a useful understairs storage cupboard.

First Floor Landing

As mentioned, the staircase leads from the reception hallway to the first floor landing which has an opaque window to the side aspect, and doors into all three bedrooms and the bathroom. The landing has a ceiling light point.

Bedroom One *13' 4" x 11' 4" (4.06m x 3.46m)*

A very good sized bedroom having a large window overlooking the garden, a ceiling light point and a radiator.

Bedroom Two *12' 2" x 11' 0" (3.70m x 3.35m)*

A further excellent sized double bedroom with a window to the front aspect, a ceiling light point and a radiator.

Bedroom Three *8' 5" x 7' 3" (2.56m x 2.21m)*

A small double bedroom with a window to the front elevation, laminate flooring, a ceiling light point and a radiator.

Bathroom *9' 5" x 7' 4" (2.86m x 2.24m)*

The bathroom has an opaque window to the rear elevation and is fitted with a suite comprising corner bath, wash hand basin with storage surround, and a WC. In addition there is a walk-in shower cubicle. The bathroom has spotlights to the ceiling, a ceramic tiled floor and a radiator. There is a useful storage cupboard which also houses the central heating boiler. Access to the loft space is obtained from the bathroom.

Outside

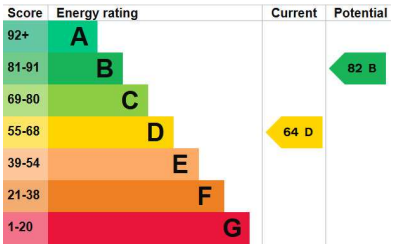
To the front of the property is a tarmac and block paved driveway providing off road parking for several vehicles. The driveway in turn leads down the side of the property to where there is gated access into the rear garden. Also to the side is access into the carport. A block paved pathway leads to the front entrance porch, with wall mounted external light.

Rear Garden

The good sized and fully enclosed rear garden is predominantly laid to lawn and has a paved area at the bottom. There is a large crazy-paved area ideal for outdoor seating and entertaining, an established pond with secure fencing and a rockery. The garden contains a number of mature shrubs and an outside tap.

Council Tax

The property is in Band C.



VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

Vacant possession will be given upon completion. The tenure of the property is Freehold.

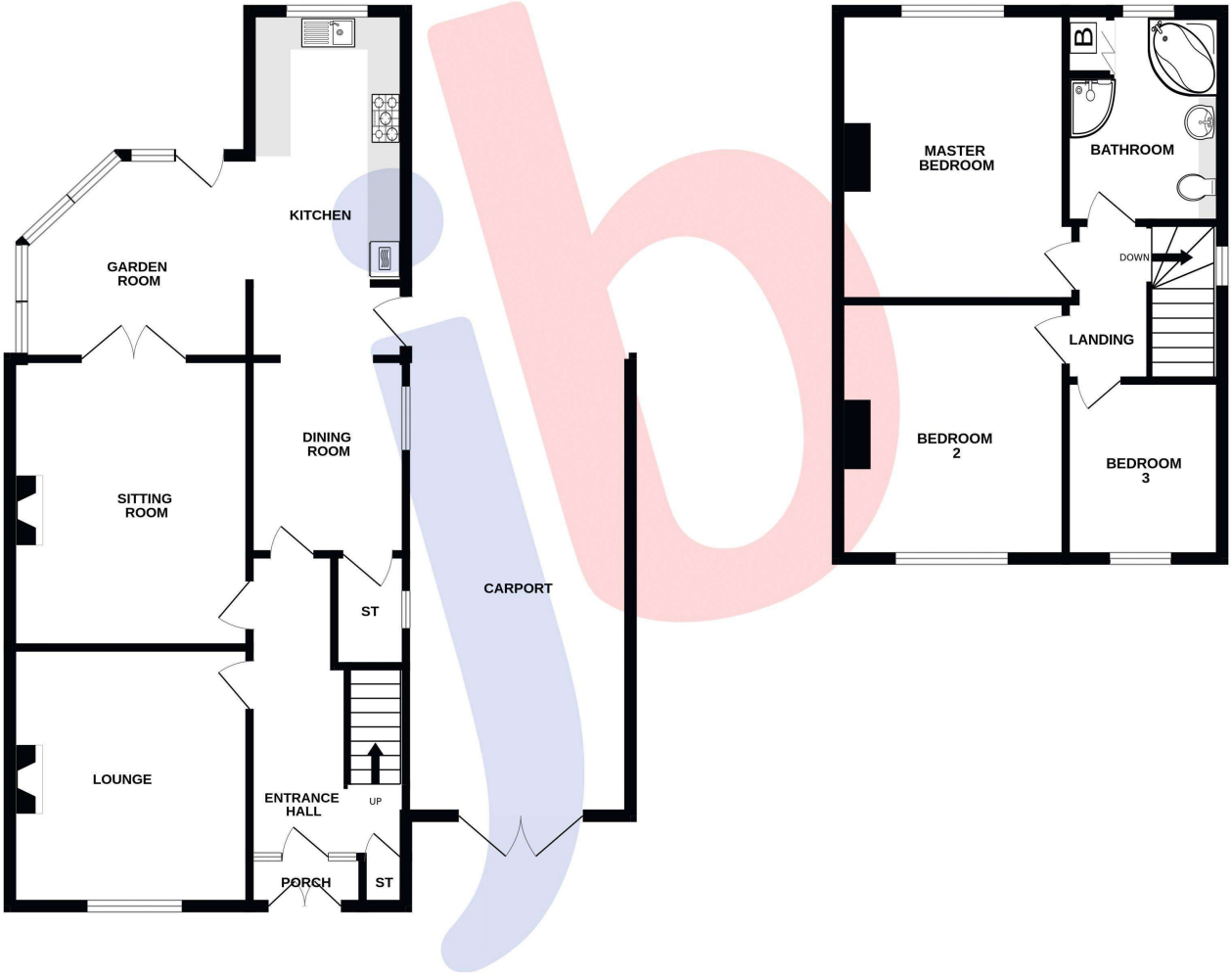
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers. JMP Solicitors - £180.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007904 29 October 2026

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026