

The logo consists of the letters 'JF' in a stylized, black, serif font. The 'J' and 'F' are connected at the top and bottom, with a small dot on the 'J' and a horizontal bar on the 'F'.

Jonathan Fitzpatrick

VILLAGE & COUNTRY HOMES



'Wynberg' Staythorpe Road Averham NG23 5RA

Offers over £300,000 Freehold

Located within the peaceful and sought-after village of Averham, this extremely well-presented two double bedroom mid-century detached bungalow offers spacious and comfortable living accommodation, complemented by delightful gardens to both the front and rear. With modern upgrades, generous interiors, and a superb plot, it's a home that balances comfort with potential.

Inside, the accommodation features a large welcoming reception hall that flows into a bright, dual-aspect lounge with bay window and feature fireplace. The contemporary kitchen is fitted with sleek cabinetry and overlooks the rear garden, while the stylish bathroom provides both a bath and separate walk-in shower. Both bedrooms are well-proportioned doubles, filled with natural light and for added convenience there is a useful utility/boot room to the side of the property adjoining the kitchen.

Outside, the extensive front and rear gardens offer excellent privacy and a true sense of space. The rear garden includes a lawn, mature planting, pond feature, and a versatile outbuilding—ideal as a workshop, hobby room, or additional storage. A long driveway provides ample parking and access to the rear.

Positioned in the heart of Averham, the property combines village tranquillity with excellent access to Newark and transport links beyond, making it equally appealing as a first time or downsizing move.

**No onward chain.**









Averham is a charming and peaceful Nottinghamshire village, surrounded by open countryside yet just a few minutes' drive from Newark-on-Trent and Southwell.

Known for its strong sense of community and attractive rural setting, the village is home to the historic St. Michael and All Angels Church and the well-regarded Robin Hood Theatre.

With excellent road and rail links nearby, including access to the A1, Newark to Mansfield bus route, direct trains to London Kings Cross from Newark, plus Fiskerton to Nottingham, Averham offers the perfect balance of village tranquillity and convenient connectivity.

Energy performance certificate (EPC)			
Wynberg Staythorpe Road Averham NEWARK NG23 5RA	Energy rating <b>E</b>	Valid until:	20 September 2033
		Certificate number:	1400-6590-3822-9125-1173

Council tax band C

Oil central heating

Flood risk - Low

Currently septic tank - Our vendors have already commissioned a brand new Klargester system which will be installed in Q1 of 2026.

Catchment for Minster School

Newark Northgate Train Station to London King Cross - approximately 4 miles

Main Office 01623 392676

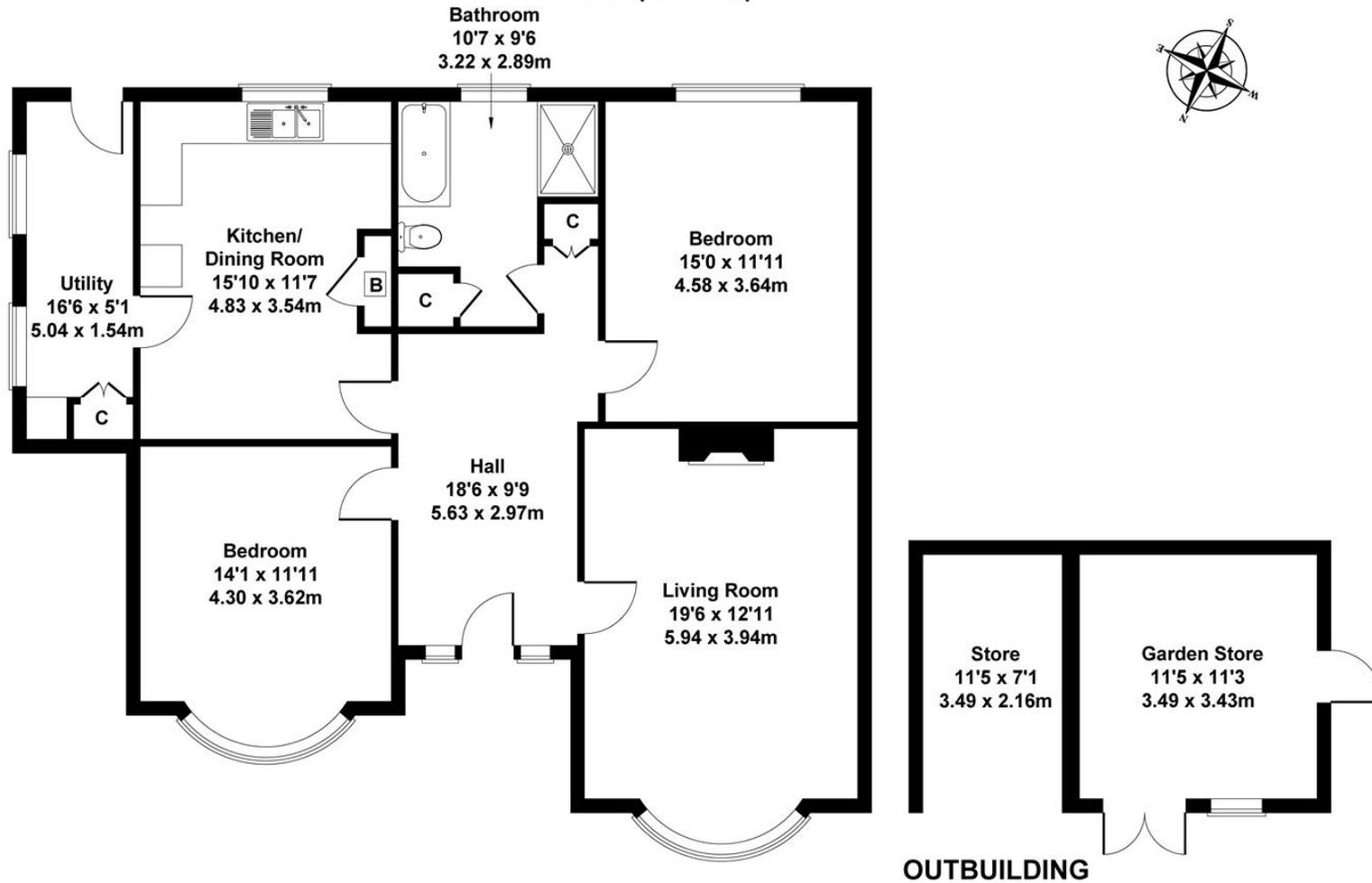
Email [mail@jfea.co.uk](mailto:mail@jfea.co.uk)

64 Main Street Farnsfield Newark NG22 8EF



# Wynberg, Staythorpe Road, Averham, Newark, NG23 5RA

Approximate Gross Internal Area  
1313 sq ft - 122 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements