



36 Robert Dukeson Avenue

Newark, NG24 2FF

**Offers Over £280,000 - £290,000**





## 36 Robert Dukeson Avenue

Newark, NG24 2FF

**\*\*\*TUCKED AWAY WITH AMPLE OF PARKING\*\*\*** This four bedroom detached family home is well presented and is located within a popular residential area. The ground floor accommodation comprises an entrance hall, lounge, dining room, kitchen downstairs WC, utility room and a store room which could be used as an office. To the first floor there are four bedrooms with fitted wardrobes to bedrooms one & two, ensuite to master and a family bathroom. The property benefits from gas central heating and UPVC double glazing. Outside to the rear the enclosed garden is mainly laid to lawn, shrubs, a paved seating area and a storage shed. There is a large driveway that leads to the carport and garage.

This property is positioned in a cul de sac in a popular location and has easy access to Winthorpe village where you will find beautiful country walks. Located within a popular residential area which has easy access to local amenities, schools and good transport links to include A1, A46 & A52. Newark Northgate Train Station is approximately a mile away making it ideal for commuters. Newark is a busy market town situated on the River Trent. Nottingham, Lincoln and Leicester all lie within commuting distance, whilst the east coast mainline allows London King Cross to be reached within 1 hour and 15 minutes

### Lounge

16'5 x 10'3 (5.00m x 3.12m)







### Dining Room

9'6 x 9'6 (2.90m x 2.90m)

### Kitchen

11'5 x 10'3 (3.48m x 3.12m)

### Utility Room

6'8 x 5'5 (2.03m x 1.65m)

### Store/Study

5'6 x 7'9 (1.68m x 2.36m)

### Downstairs WC

3'2 x 4'6 (0.97m x 1.37m)

### Bedroom One

17'6 x 10'10 (5.33m x 3.30m )

### En Suite

8'9 x 3'9 (2.67m x 1.14m)

### Bedroom Two

10'3 x 8'6 (3.12m x 2.59m)

### Bedroom Three

8'9 x 8'8 (2.67m x 2.64m)

### Bedroom Four

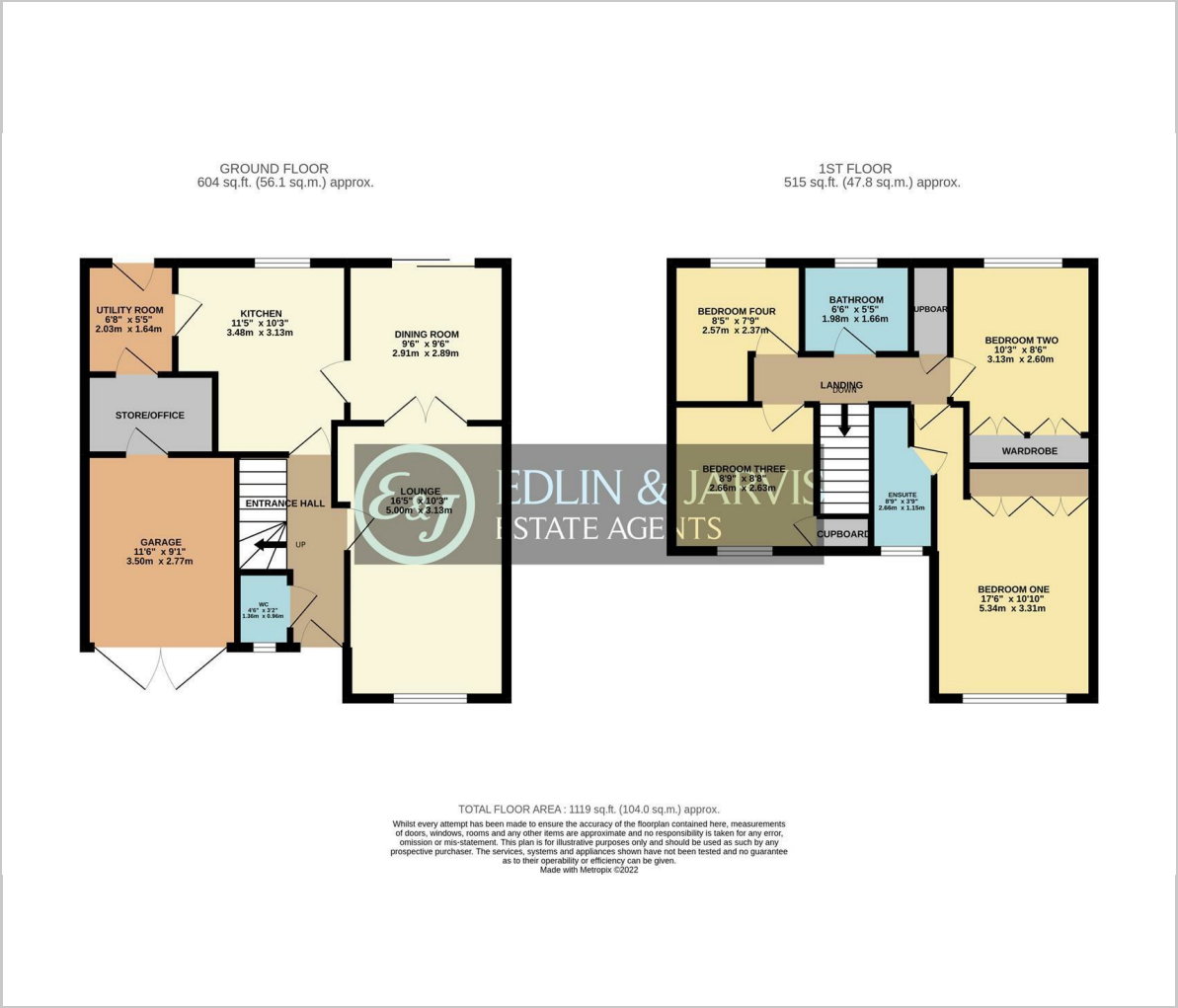
8'5 x 7'9 (2.57m x 2.36m)

### Bathroom

6'6 x 5'5 (1.98m x 1.65m)



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

