



EDLIN & JARVIS
ESTATE AGENTS



7 John Gold Avenue
Newark, NG24 1RU

Offers Over £270,000



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7 John Gold Avenue

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This beautifully presented three-bedroom, three-storey semi-detached home perfectly blends modern family living with a highly convenient location. Designed to offer flexibility and space across three floors, this property is ideal for growing families looking for comfort, style, and great transport connections.

The Ground Floor: The Heart of the Home

The ground floor welcomes you with an inviting entrance hall that sets the tone for the rest of the property. Toward the front, a dedicated dining room offers the perfect setting for family meals, Sunday roasts, or entertaining guests.

At the rear sits a modern kitchen equipped with sleek cabinetry and plenty of workspace. This flows seamlessly into a bright and airy garden room—a versatile space flooded with natural light that functions beautifully as a secondary lounge, playroom, or a relaxing spot to look out over the garden.

Completing the ground floor are a highly practical utility room to keep laundry out of sight and a convenient guest WC.

The First Floor: Relaxation & Comfort

Moving up to the first floor, you will find a spacious and cosy lounge, offering a dedicated retreat for evening relaxation and movie nights.

This floor also hosts a well-proportioned bedroom and a family bathroom, making it an ideal setup for a child's room or a comfortable guest suite with its own bathroom right next door.

The Second Floor: The Private Quarters

The top floor elevates your living experience with two further double bedrooms. The generous master bedroom serves as a private sanctuary, complete with its own private ensuite shower room.

Across the landing is another excellent double bedroom, ensuring that every family member has a spacious room to call their own.





Outside: Low-Maintenance Outdoor Living
The rear garden has been thoughtfully designed for low-maintenance, year-round enjoyment. Featuring artificial grass, you can throw away the lawnmower and spend your weekends actually enjoying your outdoor space. It is a fully enclosed, secure environment where families can enjoy summer BBQs, al fresco dining, and outdoor play. A handy garden gate provides direct access to the allocated parking and a brick-built garage.

An Unbeatable Location
Perfect for Families: The property is situated within comfortable walking distance of the highly popular Barnby Road Academy Primary School, making the morning school run completely stress-free.
Excellent Connectivity: Positioned with easy access to the historic market town of Newark-on-Trent, residents can enjoy a fantastic array of independent shops, restaurants, and amenities.
Commuter Friendly: The area boasts superb transport links, including quick access to the A1 and A46, as well as Newark's two railway stations (Newark Northgate and Newark Castle), providing fast, direct train links to London Kings Cross, Nottingham, and Lincoln.

Entrance Hall

Kitchen Diner
16'1 x 9'1 (4.90m x 2.77m)

Dining Room
12'2 x 9'1 (3.71m x 2.77m)

Garden Room
7'8 x 10'11 (2.34m x 3.33m)

Utility Room
5'6 x 5'6 (1.68m x 1.68m)

WC
5'6 x 2'11 (1.68m x 0.89m)

First Floor

Lounge
10'6 x 15'2 (3.20m x 4.62m)

Bedroom Three
8'9 x 13'2 (2.67m x 4.01m)

Bathroom
7'2 x 5'7 (2.18m x 1.70m)

Second Floor

Bedroom One
10'9 x 13'2 (3.28m x 4.01m)

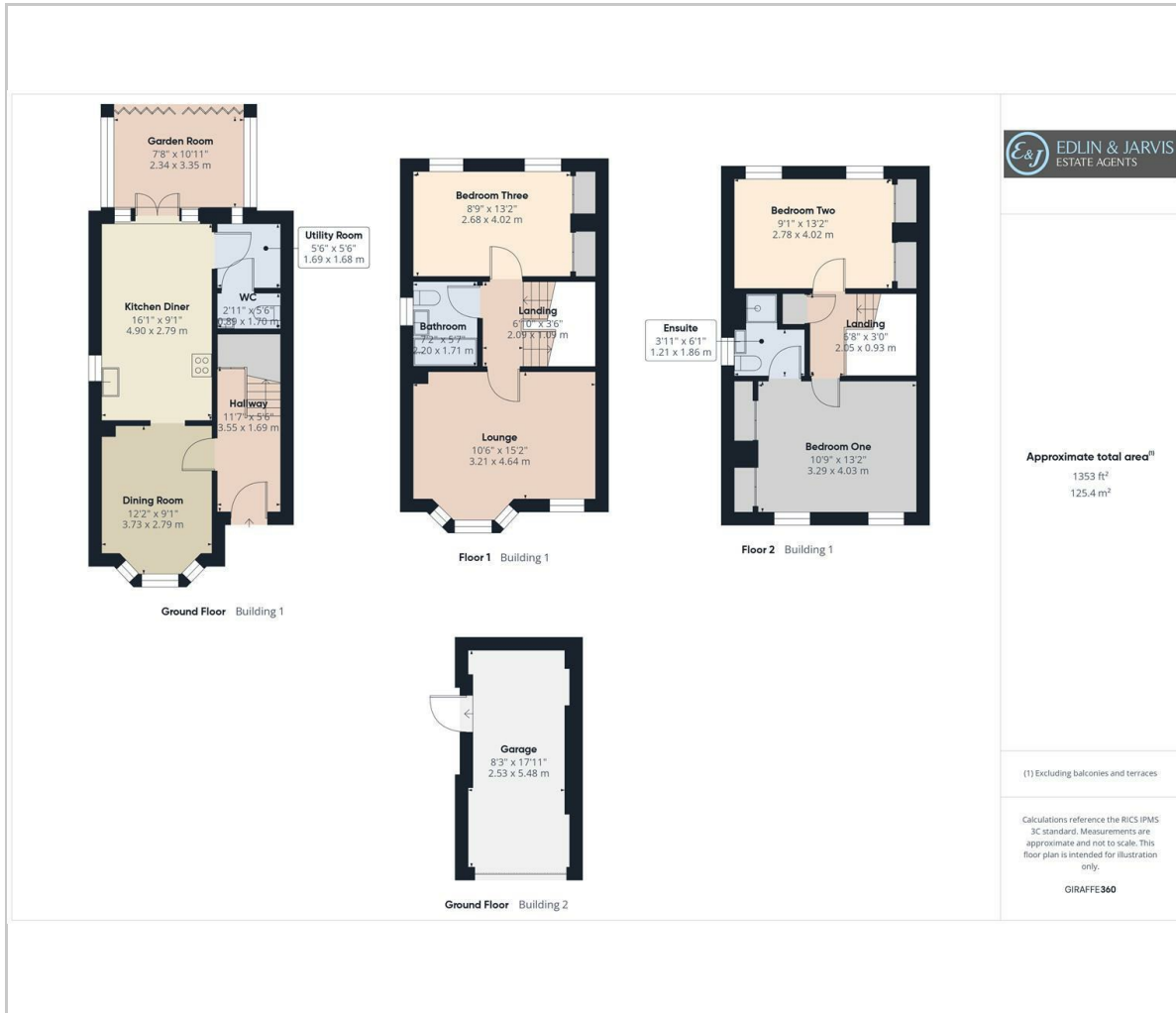
Ensuite
3'11 x 6'1 (1.19m x 1.85m)

Bedroom Two
9'1 x 13'2 (2.77m x 4.01m)

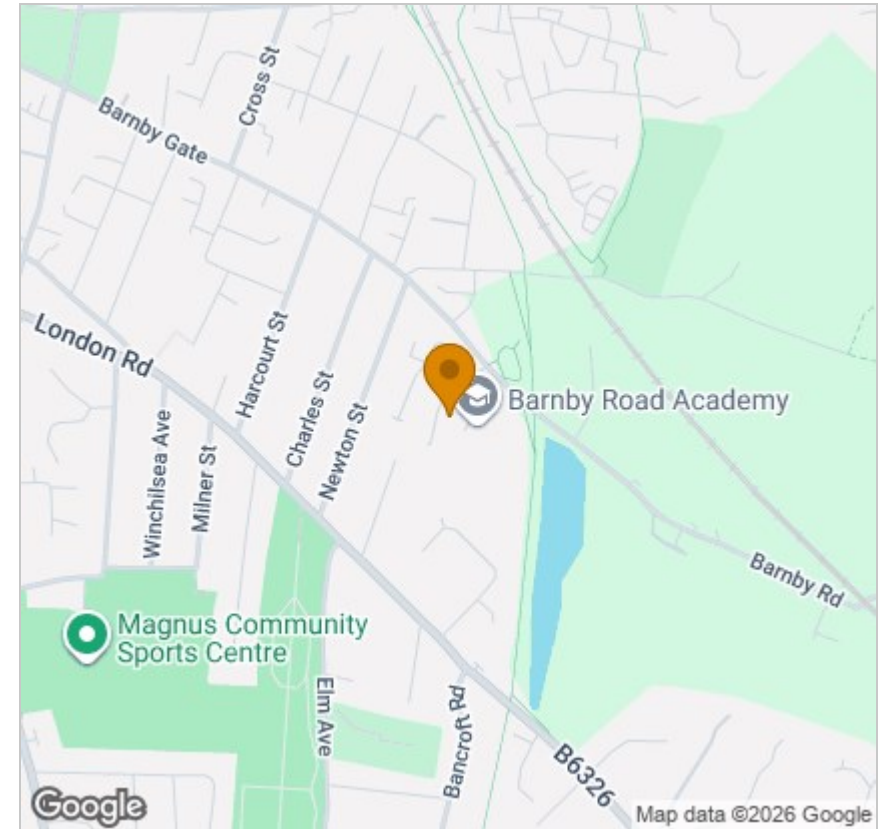
Garage
8'3 x 17'11 (2.51m x 5.46m)



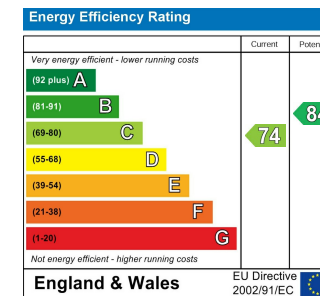
Floor Plan



Area Map



Energy Efficiency Graph



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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