



EDLIN & JARVIS
ESTATE AGENTS



31 Edgehill Drive
Newark, NG24 2GP

£265,000



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GREAT FAMILY HOME IN A GREAT LOCATION

This three-bedroom detached family home is situated in the highly sought-after Newbury Road Area off Beacon Hill of Newark. Designed with modern family living in mind, this property boasts spacious, versatile accommodation, a converted garage currently utilised as a home office, and a garden for the green fingered enthusiast.

The Accommodation

Ground Floor

Lounge & Dining Room: A bright and airy, open-plan living space. The spacious lounge area flows effortlessly through to the formal dining room, creating a fantastic layout for both relaxed evenings and hosting dinner parties.

Breakfast Kitchen: A beautifully appointed kitchen with ample worktop space, and a cosy breakfast bar—perfect for casual morning dining.

Home Office (Formal Garage): Cleverly converted from the original garage, this versatile space is fully insulated and makes for the perfect quiet home office, playroom, or teenage snug.

First Floor

Master Bedroom: A generous double bedroom featuring its own walk-in wardrobe. Formally used as an ensuite, this walk-in space still retains all plumbing in place, offering the easy potential to be converted back into a private shower room if desired.

Bedrooms Two & Three: Two further well-proportioned bedrooms offering plenty of natural light.

Family Bathroom: A clean, modern family bathroom serving the first-floor bedrooms.

Outdoor Spaces

The Front: Offers an attractive curb appeal with a driveway providing off-road parking.

The Rear Garden: A true highlight of the property. Fully enclosed, the garden features a beautifully paved seating area—ideal for your morning coffee or hosting summer BBQs.

For the Green-Fingered Enthusiast: The garden has been curated to include dedicated raised vegetable beds, perfect for growing your own organic produce.





The Perfect Location

Situated on Edgehill Drive, this home strikes the ultimate balance between active town life and suburb life.

Nature & Walks on Your Doorstep: A short stroll takes you directly into the Beacon Hill Conservation Park. This 19-hectare local nature reserve is a haven of wildflower meadows, ancient hedgerows, and tranquil woodland trails —perfect for dog walking, jogging, or weekend family exploring.

Excellent Schooling: Families are exceptionally well catered for. The property sits within easy reach of highly regarded local schools, including the popular Coddington C of E Primary and The Newark Academy secondary school. There are also school buses to the Sleaford & Grantham Grammar schools.

Superb Commuter & Transport Links:

Road: Excellent road connections with swift access to the A1, A46, and A17.

Rail: Newark boasts two train stations. Newark North Gate is only a 5-minute drive away, offering a direct high-speed service straight into London Kings Cross in just over 1 hour and 15 minutes. Newark Castle station provides local routes to Nottingham, Lincoln, and Derby.

Entrance Hall

Lounge
12'4 x 17'3 (3.76m x 5.26m)

Dining Room
8'4 x 12'1 (2.54m x 3.68m)

Breakfast Kitchen
16'1 x 11'3 (4.90m x 3.43m)

Office
8'4 x 17'0 (2.54m x 5.18m)

WC
2'9 x 5'6 (0.84m x 1.68m)

Landing

Bedroom One
8'4 x 12'1 (2.54m x 3.68m)

Walkin Wardrobe
4'3 x 4'8 (1.30m x 1.42m)

Bedroom Two
8'10 x 9'3 (2.69m x 2.82m)

Bedroom Three
6'10 x 8'7 (2.08m x 2.62m)

Bathroom
6'3 x 6'2 (1.91m x 1.88m)



Floor Plan



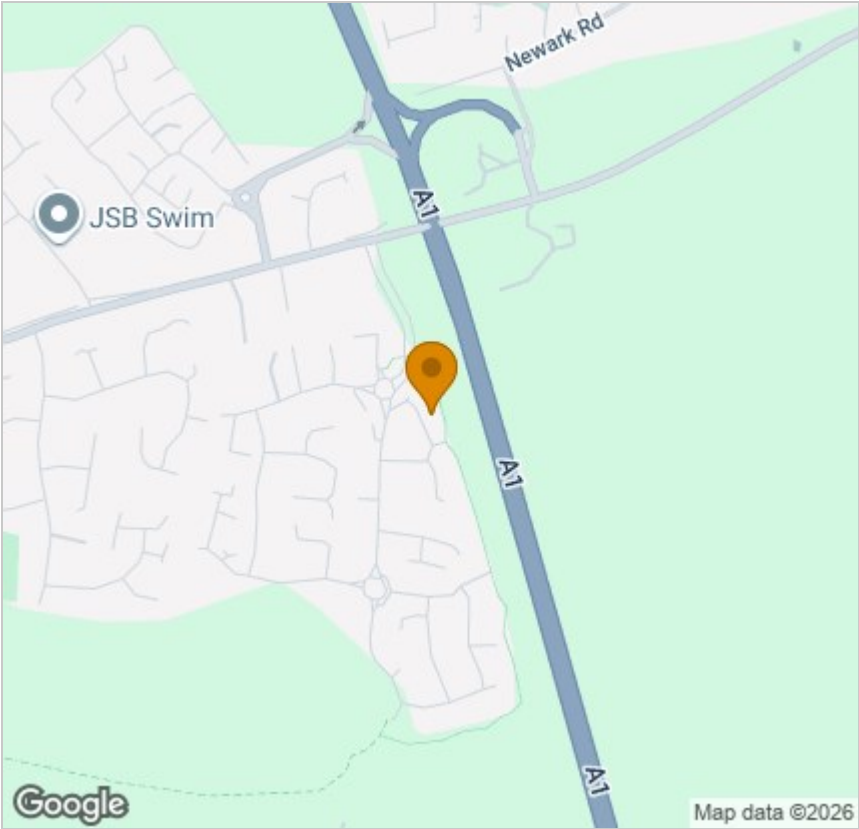
Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

