



# Buttercross Estates

## Falstone Avenue, Newark



A substantial and characterful semi-detached home on one of Newark's most sought-after residential roads.

### Semi-Detached House

### £325,000

3  1  2 



**Video Tour**

 01636 343014

 [hello@buttercrossestates.com](mailto:hello@buttercrossestates.com)

 [www.buttercrossestates.com](http://www.buttercrossestates.com)



Newark Beacon, Cafferata Way,  
Newark On Trent, NG24 2TN

# SUMMARY

A substantial and characterful semi-detached home on one of Newark's most sought-after residential roads. The property boasts impressive kerb appeal with its handsome red brick facade, bay window, and a neatly tended front garden. Internally, original period features abound – from the beautiful stained glass entrance hall and solid oak staircase, to ornate fireplaces in both reception rooms.

The ground floor offers a generous entrance hall, a bright living room with a striking stone fireplace and leaded bay window, and a dining room with French doors to the garden. The kitchen includes a separate pantry and utility room, with a ground floor WC adding further practicality. Upstairs, three well-proportioned double bedrooms are served by a tastefully refitted family bathroom with full tiling, bath, and contemporary fittings, plus a further WC on the landing.

A driveway to the side provides off-street parking and leads to a detached garage. To the rear, a mature private garden features a lawned area, established borders, and a paved terrace accessible directly from the dining room – ideal for outdoor entertaining.

## THE AREA

Newark-on-Trent is a thriving market town with a rich history, vibrant independent high street, and excellent schools. Commuters are exceptionally well served – London St Pancras is reachable in under 75 minutes by rail, with Newark Northgate on the East Coast Main Line providing further connections to York, Leeds, and Edinburgh. The A1 and A46 offer swift road links to Nottingham and Lincoln. Falstone Avenue is in a great location for Highfields School, Barnby Road Academy & Magnus. YMCA Newark & Sherwood is a short stroll away down Bancroft Road.

Homes of this calibre on Falstone Avenue rarely come to market. With generous room sizes, original character features, a private garage, and an unbeatable location – all within walking distance of Newark town centre – this is a must-view for any discerning buyer. Early viewing is strongly recommended.

## THE HOME

### Entrance Hallway



**Living Room (5.05m x 4.15m)**

**Dining Room (4.20m x 3.95m)**

**Kitchen (4.15m x 2.80m)**

**Utility (3.75m x 2.65m)**

**WC (3.65m x 0.80m)**

### First Floor

**Bedroom One (4.22m x 3.95m)**

**Bedroom Two (4.22m x 3.95m)**

**Bedroom Three (4.15m x 3.90m)**

**Bathroom (2.60m x 1.90m)**

**Separate Toilet (1.70m x 0.98m)**

**Externally** - A driveway leads to the detached garage at the rear. The long garden has a patio linking the house to the garage with a carefully maintained lawn with borders.

## FULL PROPERTY LISTING

<https://buttercrossestates.com/property/falstone-avenue-newark-ng24-1sh/>

## VIRTUAL TOUR

<https://my.matterport.com/show/?m=aGLF7rw1i4D>

## VIDEO TOUR

<https://www.facebook.com/reel/2015791722337748>

 01636 343014

 [hello@buttercrossestates.com](mailto:hello@buttercrossestates.com)

 [www.buttercrossestates.com](http://www.buttercrossestates.com)



Newark Beacon, Cafferata Way,  
Newark On Trent, NG24 2TN

Register as a VIP buyer and see properties up to 7 days before they hit the portals



# Sell with Buttercross Estates

Sell your home with Buttercross Estates and experience customer service like no other.

We have a simple, honest, transparent approach that is effective whilst keeping you and your objectives in mind.

Read on to see how you can get the price you want in the time you need when you choose Buttercross Estates.

As one of our clients, you will benefit from:

- A personalised service tailored to your needs
- Expert marketing for maximum exposure
- Professional photography to make your property stand out from the crowd
- A video tour of your home – Buyers love these!
- Accompanied viewings so you can sit back and relax
- Feedback on viewings and regular updates throughout the sale



## Why Clients Choose Us



Video Tours



Professional Photos



Social Media Campaigns



The Best Portals



Expert Negotiation



Regular Feedback

What's your property worth?  
Request a valuation



PeterM



I highly recommend Buttercross Estates. Moving house as we know is a very stressful process. When an estate agent takes the time to contact you with updates and ensures your buyers are well informed then at least one half of the process is stress free. When you add in advice and a shoulder to cry on the service goes above and beyond. I would definitely use them again and I thank them for the care and attention through out. Well done all.

Heather V



As first time buyers, we really appreciated the helpful and efficient service that Buttercross provided throughout our journey; from the ease of booking our first viewing; to the speed in which the keys were brought to us on completion day. We were even given a handy welcome hamper with food, drinks and vouchers, and a card - with a handpainted picture of our new home. We would recommend Buttercross - thank you!



01636 343014



hello@buttercrossestates.com



[www.buttercrossestates.com](http://www.buttercrossestates.com)



Newark Beacon, Cafferata Way,  
Newark On Trent, NG24 2TN