



Buttercross Estates

Coopers Yard, Newark



Tucked within the characterful Coopers Yard development on the banks of the River Trent, this beautifully presented three-bedroom semi-detached home offers an exceptional blend of modern interior design and a setting that simply cannot be replicated.

Semi-Detached House

£280,000

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 **Virtual Tour**

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 www.buttercrossestates.com



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

SUMMARY

Tucked within the characterful Coopers Yard development on the banks of the River Trent, this beautifully presented three-bedroom semi-detached home offers an exceptional blend of modern interior design and a setting that simply cannot be replicated. The property enjoys the kind of riverside outlook that buyers dream about – with the weir, stone bridge, and open green spaces framing a view that changes with every season. Having been thoughtfully improved throughout, the home presents in truly excellent condition and is ready for its next owners to move straight in.

The ground floor makes an immediate impression with a spacious living room and cloak storage in the entrance hall. The modern kitchen is a sleek, black and white style, integrated oven, ceramic hob with extractor, and ample storage throughout. The dining area sits in front of the double doors taking you out to the rear courtyard.

Upstairs, the principal bedroom is a calm and restful retreat with views towards the River Trent and further benefitting from a private en-suite shower room finished to a boutique hotel standard. The second bedroom is a good sized double, while the third bedroom is a single room currently utilised as a dressing room with a door opening onto a balcony overlooking the rear courtyard. The family bathroom is well-proportioned, featuring a full-size bath, dark gloss units, and clean white tiling – a polished, practical space for the whole household.

The outdoor spaces are a standout feature. To the rear, a beautifully landscaped courtyard garden has been created with excellent attention to detail: large-format paving stones, contemporary timber slatted fencing for privacy, and give the space a relaxed, Mediterranean feel. There are two private parking spaces.

THE AREA

Newark-on-Trent is one of the East Midlands' most compelling market towns. The magnificent twelfth-century Newark Castle stands just moments from the property, forming a dramatic backdrop to riverside walks.

The cobbled market square – one of the largest in England – hosts a thriving twice-weekly market surrounded by independent shops, cafés, restaurants, and bars. In the Millgate conservation area you have The Navigation pub and great scenic walks along the River Trent. For commuters, Newark Northgate station offers direct services to London King's Cross in under 80 minutes, making this an outstanding choice for those seeking quality of life without sacrificing connectivity to the capital. Nottingham, Lincoln, and Sheffield are all within easy reach via the A1 and A46.

THE HOME

Entrance Hall

Living Room (5.02m x 4.42m)

Kitchen Diner (4.44m x 2.78m)

Bedroom One (3.96m x 3.39m)

En-suite Shower (1.57m x 1.49m)

Bedroom Two (2.81m x 2.69m)

Bedroom Three (2.86m x 1.61m)

Bathroom (1.64m x 1.84m)

Externally - The home comes with two parking spaces. Double doors from the kitchen lead into the rear courtyard. From bedroom three you can access the East facing balcony.

FULL PROPERTY LISTING

<https://buttercrossestates.com/property/coopers-yard-newark-ng24-4uh/>

VIRTUAL TOUR

<https://my.matterport.com/show/?m=1UFrKCcpgGC>



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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!



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