



# Buttercross Estates

## Hill Vue Avenue, Newark



Situated on the quiet cul-de-sac Hill Vue Avenue, this beautifully extended four-bedroom semi-detached home offers an ideal blend of traditional character and contemporary family living.

### Semi-Detached House

### £325,000

4 2 2



Video Tour

01636 343014

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



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

# SUMMARY

Situated on the quiet cul-de-sac Hill Vue Avenue, this beautifully extended four-bedroom semi-detached home offers an ideal blend of traditional character and contemporary family living. With spacious interiors, a high-quality finish throughout, and a generous rear garden, this property provides everything a growing family could need.

Stepping inside, you are greeted by a welcoming entrance hall that leads through to a large and stylish kitchen-diner – truly the heart of the home. The modern kitchen features sleek cabinetry, integrated appliances, and a large central island with breakfast seating, perfect for both everyday living and entertaining. The open-plan dining area comfortably accommodates a family table and flows seamlessly through to the rear garden via French doors, filling the space with natural light.

The living room offers a warm and relaxing environment with a feature fireplace, wood flooring, and a large bay window to the front. It's the ideal space for cosy evenings with family. The home also benefits from a practical utility area and ground-floor shower room, adding flexibility and convenience to the layout.

Upstairs, the property boasts four well-proportioned bedrooms, providing plenty of space for a large or growing family. The main bathroom is a luxurious retreat, featuring a freestanding bathtub, a walk-in shower, and modern tiling throughout. An ensuite shower room to the master bedroom ensures the morning rush runs smoothly, even in a busy household. There's even space on the second floor for a further bathroom or home office.

Externally, the property continues to impress. To the rear, a landscaped garden offers a large patio area, artificial lawn, and a timber garden room – ideal for use as a home office, gym, or playroom. There is also a garage and off-street parking to the front, providing practicality as well as kerb appeal.

## THE AREA

Hill Vue Avenue is a highly desirable residential street within easy reach of Newark town centre, which offers a range of shops, restaurants, and amenities. Families will appreciate the excellent local schools nearby, as well as good transport links via Newark Northgate and Newark Castle stations, offering direct connections to London and beyond. Major road routes such as the A1 and A46 are also easily accessible.



This property is the perfect choice for families seeking a spacious, move-in ready home with style, comfort, and convenience in an established and friendly area.

## THE HOME

**Living Room (4.96m x 3.30m)**

**Kitchen Diner (5.80m x 4.93m)**

**Bedroom One (4.95m x 3.42m)**

**Ensuite Shower (2.39m x 0.92m)**

**Bedroom Two (3.89m x 3.32m)**

**Bedroom Three (3.31m x 3.98m)**

**Bathroom (4.93m x 2.92m)**

**Bedroom Four (3.26m x 3.11m)**

**Store Room (2.99m x 2.34m)**

**Garage (7.95m x 3.33m)**

## FULL PROPERTY LISTING

<https://buttercrossestates.com/property/hill-vue-avenue-newark-ng24-1pq/>

## VIRTUAL TOUR

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

## VIDEO TOUR

<https://www.facebook.com/reel/1175104921353553>

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## Why Clients Choose Us



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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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