



EDLIN & JARVIS  
ESTATE AGENTS



6 Normanton Road  
Newark, NG24 2SX

Offers Over £450,000



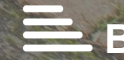
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## 6 Normanton Road

Newark, NG24 2SX

\*\*\* A HAVEN OF SPACE & TRANQUILITY ON NORMANTON ROAD\*\*\*

Five Bedrooms Directly Overlooking Nature Reserve.

Discover the perfect balance of contemporary family living and suburban serenity. Nestled on the highly coveted Autumncroft Road estate, this impressive detached residence has been thoughtfully designed to offer expansive proportions, seamless flow, and an enviable lifestyle.

At the centre of this residence is a stunning modern Kitchen-diner, designed for both the busy morning rush and elegant evening entertaining. Fully equipped with integrated appliances including twin fridges, a dishwasher, oven and microwave oven this light-filled space is where family memories are made.

The ground floor further boasts: an entrance hall setting a sophisticated tone from the moment you step inside, two distinct reception rooms offering versatility for relaxation or hosting, a practical utility room and downstairs WC.

Upstairs, the home offers five generously sized bedrooms. The Master Suite and Bedroom Two both feature private ensuites, providing a secluded retreat for parents or guests. The remaining bedrooms share a stylish family bathroom, ensuring comfort for the whole family.

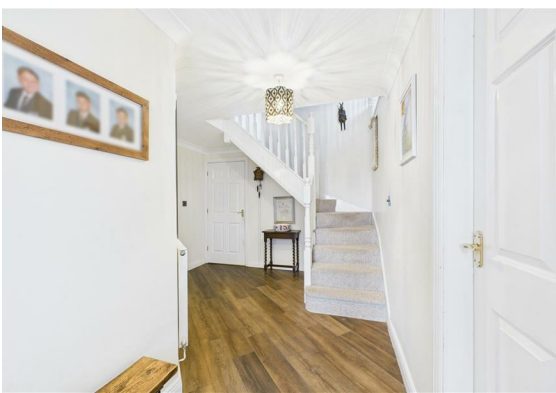
The rear garden is enclosed, predominantly laid to lawn, and featuring paved sun terraces ideal for alfresco dining and summer BBQs.

Uniquely, the property backs onto the Beacon Hill Nature Reserve, offering access to views of scenic countryside and local wildlife right at your boundary.

Owned solar panels significantly reduce energy costs and generate an approximate annual income of £350. A large driveway providing off-road parking leads to a substantial double garage.

Commuter Excellence: Reach London King's Cross in just 75 minutes from Newark Northgate. Proximity to the A1, A17, A46, and A52 makes this an ideal hub for regional travel.

This isn't just a house; it's a lifetime home in one of Newark's most vibrant and sought-after communities with easy access to amenities and schools







**Entrance Hall**

**Lounge**  
11'5 x 15'5 (3.48m x 4.70m)

**Dining Room**  
11'9 x 8'8 (3.58m x 2.64m)

**Kitchen Diner**  
21'4 x 9'7 (6.50m x 2.92m)

**Utility Room**  
7'0 x 6'1 (2.13m x 1.85m)

**WC**  
2'11 x 6'1 (0.89m x 1.85m)

**Landing**

**Bedroom One**  
16'0 x 13'0 (4.88m x 3.96m)

**Ensuite**  
5'8 x 6'8 (1.73m x 2.03m)

**Bedroom Two**  
10'3 x 14'9 (3.12m x 4.50m)

**Ensuite**  
6'11 x 2'6 (2.11m x 0.76m)

**Bedroom Three**  
11'11 x 10'2 (3.63m x 3.10m)

**Bedroom Four**  
11'8 x 8'6 (3.56m x 2.59m)

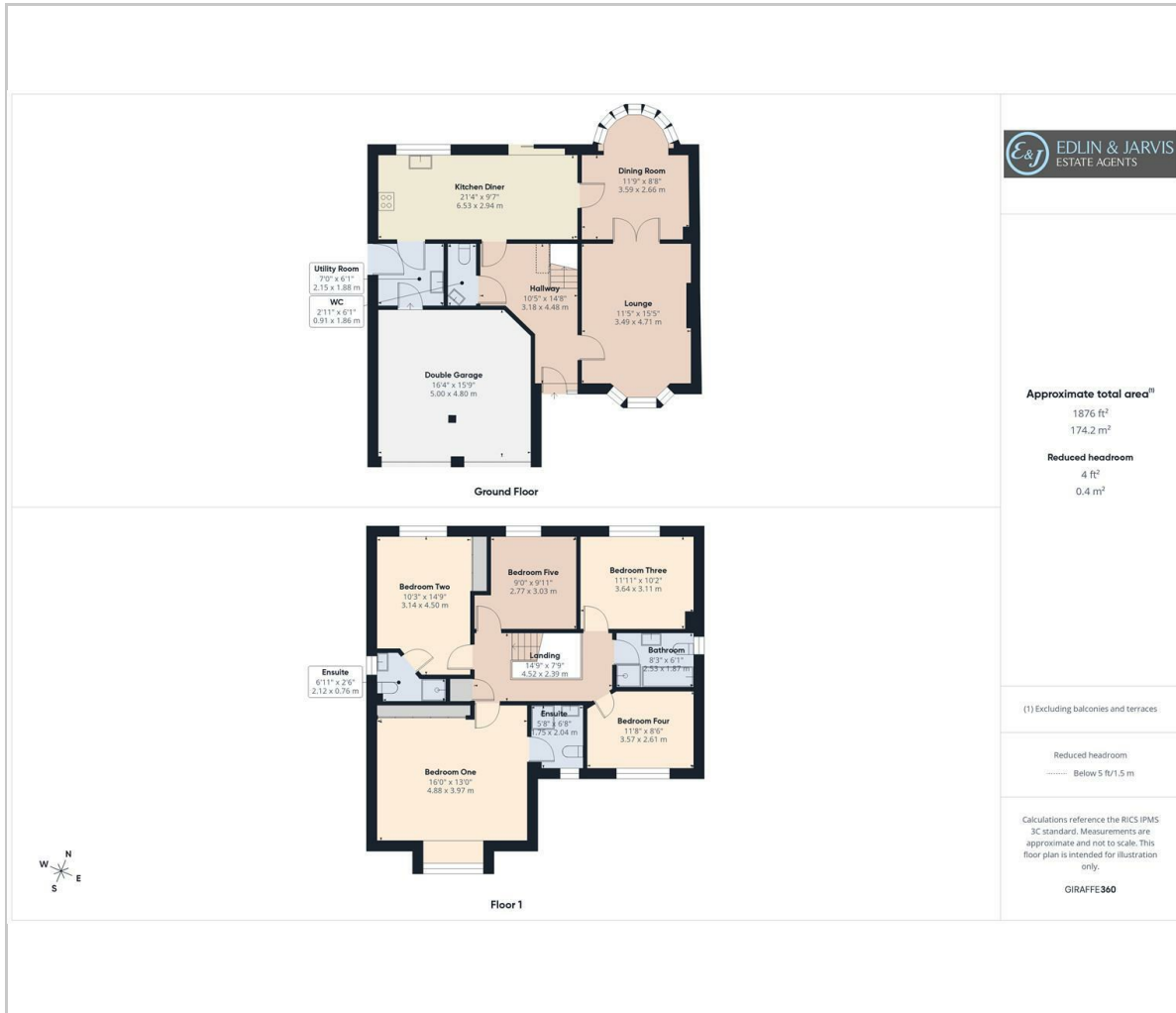
**Bedroom Five**  
9'0 x 9'11 (2.74m x 3.02m)

**Bathroom**  
8'3 x 6'1 (2.51m x 1.85m)

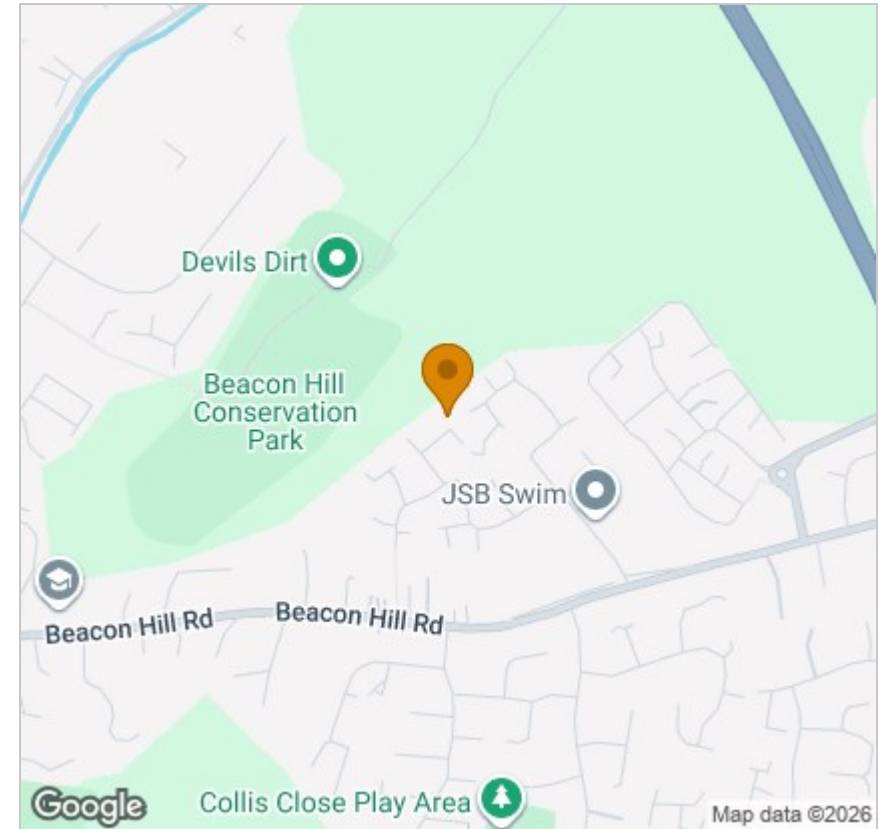
**Double Garage**  
16'4 x 15'9 (4.98m x 4.80m)



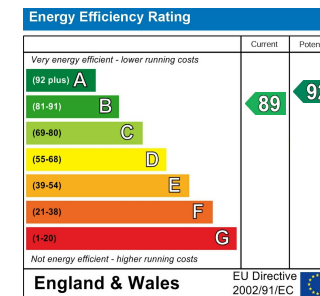
## Floor Plan



## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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