Beech Avenue, Newark, NG24 4DY



GUIDE PRICE £180,000 to £185,000 — FRESHLY REFURBISHED, BEAUTIFULLY FINISHED AND READY WHEN YOU ARE! Set along a leafy tree-lined road on Newark's outskirts, this stylish three bedroom family home delivers space, comfort and instant appeal.

Inside, discover a generous lounge, spacious dining room, contemporary fitted kitchen, ground floor WC and modern shower room. Outside brings a large front lawn with parking potential, subject to planning, plus a good-sized, low-maintenance rear garden. Double glazing and gas central heating complete this impressive home, offered with NO CHAIN.

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Jon Brambles ESTATE AGENTS

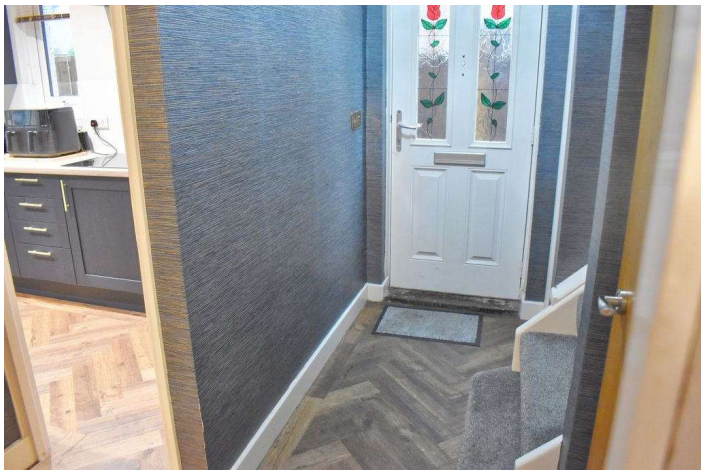
sales@jonbrambles.com

01636 613513

9-10 Paxtons Court, Newark, Nottinghamshire NG24 1DH









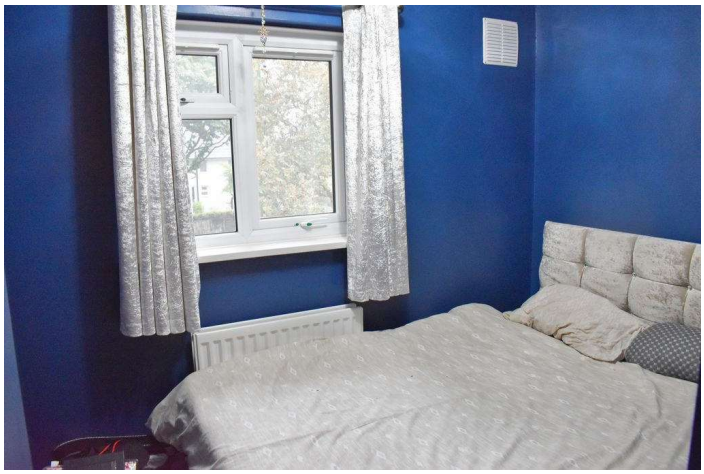


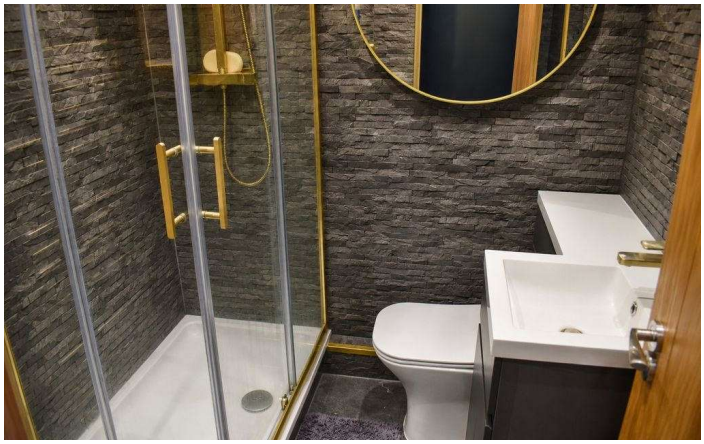














Situation and Amenities

This property is situated in a residential location in the market town of Newark on Trent. Northgate railway station has fast trains connecting to London King's Cross with journey times of approximately 75 minutes. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln. There are nearby access points for the A1 and A46 dual carriageways. The location is in close proximity of Route 64 of the National Cycle Network which runs from Market Harborough to Lincoln. Shopping facilities in Newark include M&S food hall, Asda, Waitrose, Morrisons and Aldi. Newark also boasts several individual boutique shops as well as major retail chains and an array of markets. There is a wide range of schooling in the area, and leisure facilities are plentiful including a fine choice of restaurants and bars, fitness centres, gymnasiums and golf courses.

Accommodation

Upon entering the front door, this leads into:

Entrance Hallway

The entrance hallway has contemporary herringbone parque flooring and a ceiling light point. From the hallway the staircase leads to the first floor and there are doors into the downstairs WC, dining room, kitchen and lounge. There is also a useful storage cupboard housing the boiler.

Lounge *13' 4" x 11' 9" (4.06m x 3.57m)*

This excellent sized reception room has a window to the front elevation, continuation of the contemporary herringbone flooring, a log burner, a ceiling light point and a radiator.

Dining Room *13' 2" x 9' 9" (4.02m x 2.96m)*

The dining room has LVT flooring, two windows overlooking the rear garden, a radiator and ceiling light point.

Kitchen *11' 8" x 8' 11" (3.55m x 2.72m)*

The kitchen has the same herringbone flooring flowing through from the entrance hallway, and is fitted with a range of contemporary base and wall units with wooden work surface. There is a one and half bowl sink with drainer, and integrated appliances include an induction hob with extractor over, and an oven,. In addition there is space for a washing machine and a fridge freezer. The kitchen has spotlights to the ceiling and windows to the front and side elevations.

Ground Floor WC

Fitted with a low level WC, vinyl flooring, extractor fan, radiator, ceiling light point and opaque window to the side elevation.

First Floor Landing

The staircase rises from the entrance hallway to the first floor landing which has doors into all three bedrooms and the shower room. The landing has a useful storage cupboard, a radiator and a ceiling light point.

Bedroom One *13' 6" x 11' 10" (4.12m x 3.60m)*

An excellent size double bedroom with a window overlooking the front elevation, a radiator and a ceiling light point.

Bedroom Two *13' 3" x 9' 11" (4.04m x 3.02m)*

A further good sized double bedroom having a window overlooking the rear elevation, a radiator and a ceiling light point.

Bedroom Three *8' 10" x 6' 6" (2.69m x 1.99m)*

Bedroom three has a window overlooking the front elevation, a radiator and a ceiling light point.

Shower Room *5' 8" x 5' 6" (1.72m x 1.67m)*

This thoughtfully designed contemporary shower room is fitted a shower cubicle, heated towel rail, wash hand basin with storage underneath and a low level WC. The room is further complemented with vinyl flooring, in-built shelves, spotlights to the

ceiling and an opaque window to the side elevation.

Outside

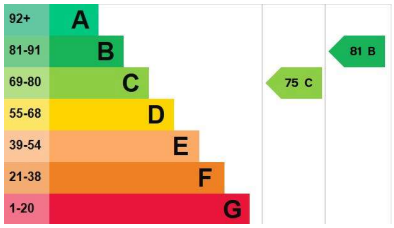
The front garden is mainly laid to lawn with fence and hedge borders. There is potential for off road parking subject to planning. Access at the side of the property leads to the rear garden.

Rear Garden

A low maintenance garden which is mainly laid to lawn with a gravelled area, a useful outside tap and former coal bunker.

Council Tax

The property is in Band A.



VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

Vacant possession will be given upon completion. The tenure of the property is .

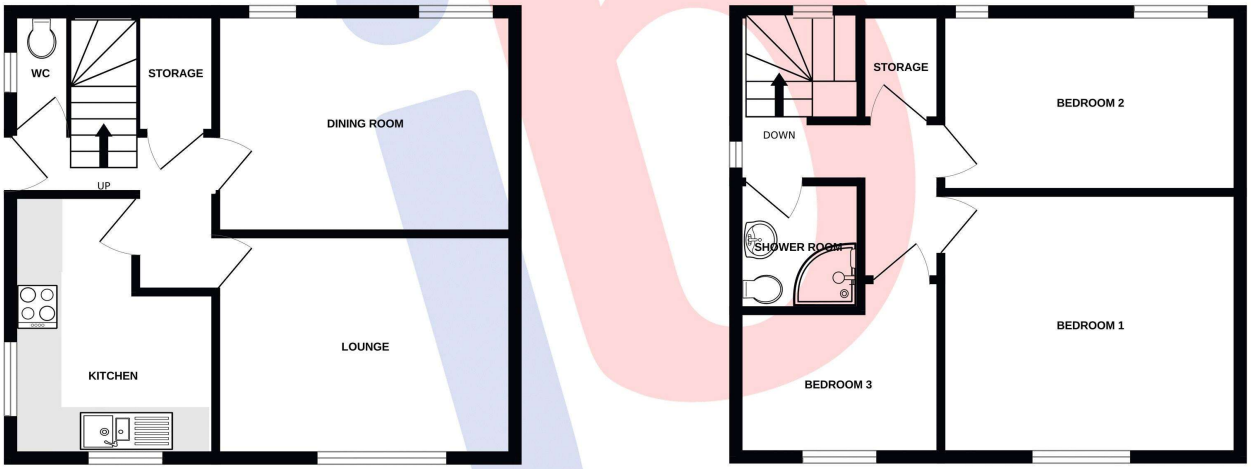
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers. JMP Solicitors - £180.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007852 04 November 2026

GROUND FLOOR
446 sq.ft. (41.4 sq.m.) approx.

1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 890 sq.ft. (82.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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