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ESTATE AGENTS

# 23 Greenway

Newark, NG24 4JE

**Guide Price £180,000 to £190,000**

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***OPEN PLAN LIVING*** Guide Price £180,000 to £190,000 *** OWNED SOLAR PANELS ***

Offered to the market with no onward chain, this three-bedroom semi-detached family home presents a fantastic opportunity for buyers looking for a move-in ready property.

Interior Accommodation

Stepping through the front door, you are welcomed by a light and airy entrance hall that sets the tone for the rest of the residence. The heart of the home is the impressive open-plan living, kitchen, and dining space, perfectly designed for modern family life and casual entertaining. The layout flows seamlessly, providing plenty of room for both relaxing and dining while keeping the kitchen at the centre of the action. A practical downstairs WC serves the ground floor for added convenience.

Moving upstairs, the property offers three well-proportioned bedrooms alongside a family bathroom designed to cater to daily routines.

Exterior, Parking & Efficiency

Outside, the property boasts a generous garden space featuring a lawned area alongside a patio. This outdoor setting is ideal for alfresco dining, summer BBQs, or simply relaxing in the sun. Practicality continues to the front and side with off-road parking. The home also benefits from gas central heating and owned solar panels, providing green energy and returning approximately £400 per year back to the household.

Location, Schools & Amenities

Situated on Greenway, the home enjoys a residential setting within the historic market town of Newark-on-Trent. Positioned close to a range of convenient day-to-day amenities, residents are just a short distance from local supermarkets, independent shops, health services, and vibrant eateries in Newark town centre.

For families, the area is well-served by respected local schools covering all age groups, including strong choices for both primary and secondary education nearby. Commuters will particularly appreciate the excellent transport links, with easy access to the A1, A46, and dual rail links via Newark Northgate and Newark Castle stations, offering swift connections to London King's Cross, Nottingham, and Lincoln.

**Hallway**
7'1" x 8'3" (2.16 x 2.54)

**Lounge**
14'0" x 10'4" (4.27 x 3.16)

**Kitchen Diner**
21'5" x 10'3" (6.53 x 3.13)

**Landing**
7'0" x 7'9" (2.14 x 2.37)

**Bedroom One**
11'2" x 10'2" (3.42 x 3.10)

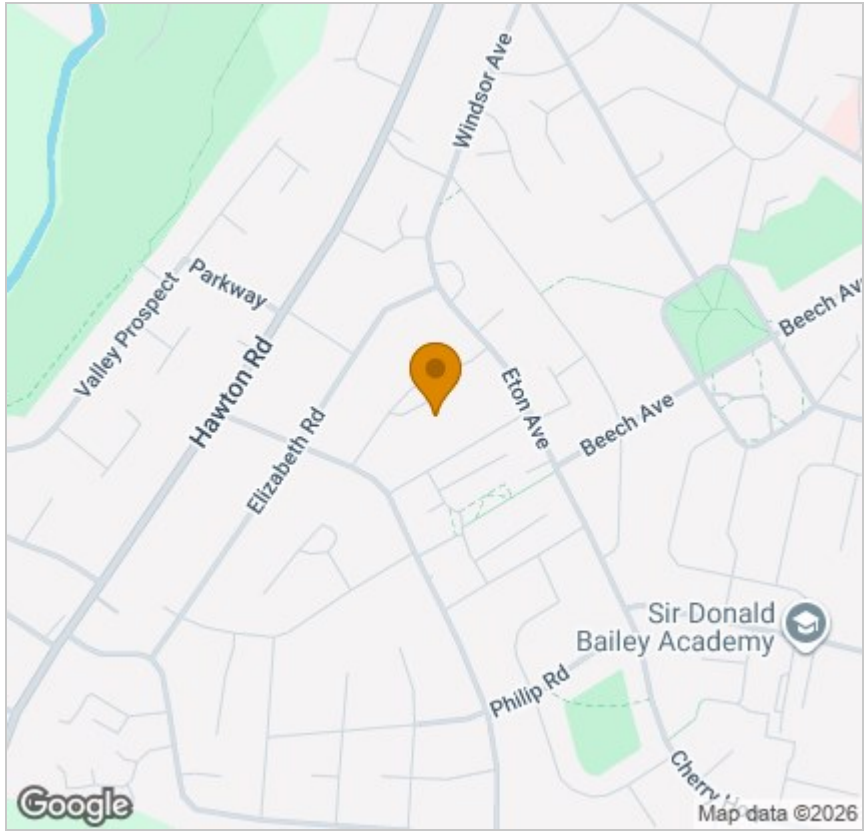
**Bedroom Two**
14'0" x 8'7" (4.28 x 2.62)

**Bedroom Three**
9'11" x 7'1" (3.03 x 2.16)

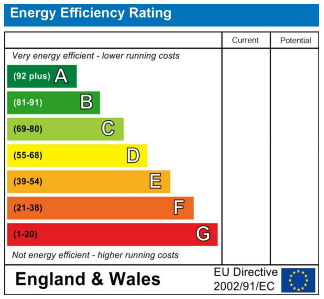
**Bathroom**
7'0" x 5'5" (2.14 x 1.67)

## 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.

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