

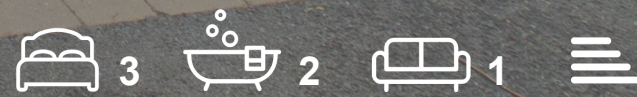


EDLIN & JARVIS
ESTATE AGENTS



8 Rufford Avenue
Newark, NG24 4BD

£290,000



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A MASTERCLASS IN CONTEMPORARY DESIGN

This stunning three-bedroom semi-detached home is a masterclass in contemporary design, where no expense has been spared and every detail has been curated with a genuine heart. The current owner has transformed this property into a sophisticated sanctuary, balancing high-end luxury with a warm, inviting atmosphere that is evident the moment you step through the door.

The Heart of the Home: Open-Plan Excellence
The rear of the property has been spectacularly extended to create a breathtaking kitchen, dining, and family living zone. This is a space designed for both the quiet moments of family life and grand-scale entertaining.

Gourmet Kitchen: Featuring sleek, midnight-blue cabinetry with premium gold hardware, the kitchen is anchored by dramatic dark-veined splashbacks and integrated appliances.

Light & Airy: A massive architectural roof lantern floods the room with natural light, while French doors create a seamless transition to the outdoor terrace.

Comfort & Style: The living area is centered around a cosy log-burning stove set within a minimalist chimney breast, complemented by elegant porcelain tiled flooring that runs throughout the space.

The Formal Lounge: Heritage Meets Modernity

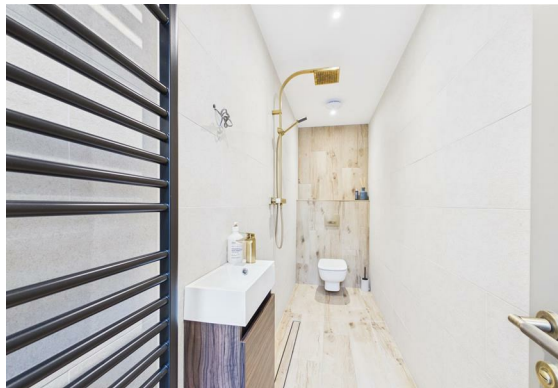
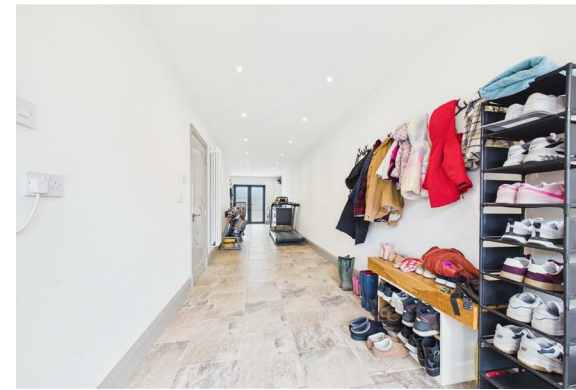
In contrast to the airy extension, the formal lounge is a masterclass in rich, traditional aesthetics.

Character Features: An exposed brick fireplace with a heavy timber mantle, serves as a striking focal point.

Designer Finishes: Deep slate-grey walls, high-quality wood-effect flooring, and a classic bay window with bespoke plantation shutters create an atmosphere of refined relaxation.

The Bedrooms: Boutique Comfort

The same level of care extends to the private quarters, where each room feels like a suite in a boutique hotel.





Masterful Design: The bedrooms feature plush carpets and neutral palettes.
Thoughtful Touches: From the charming "Little Man Cave" child's room to the elegant guest spaces, the use of custom shutters and designer radiators ensures that style and function go hand-in-hand.

Exterior: The Ultimate Low-Maintenance Oasis
 The rear garden has been meticulously landscaped to provide a Mediterranean-style retreat that requires minimal effort to maintain.
The Terrace: An expansive, high-grade porcelain tiled patio wraps around a perfectly manicured artificial lawn.

Privacy & Character: Framed by original reclaimed brick walling and accented by mature topiary and architectural palms, this south-facing space is a private sun-trap.

Curb Appeal: The striking red-brick extension stands as a testament to the quality of the craftsmanship poured into this home.

Agent's Note: This isn't just a renovation; it's a total reimagining of a semi-detached home. Every fixture, from the vertical column radiators to the brass electrical sockets, has been chosen to ensure a finish of the highest possible standard. It is truly "turn-key" living for the discerning buyer.

Entrance Hall

Lounge
 11'5 x 16'6 (3.48m x 5.03m)

Open Plan Living Kitchen Diner
 25'7 x 14'9 (7.80m x 4.50m)

Utility Area
 11'4 x 11'9 (3.45m x 3.58m)

Garage Store Area
 24'6 x 7'2 (7.47m x 2.18m)

Shower Room
 11'6 x 3'6 (3.51m x 1.07m)

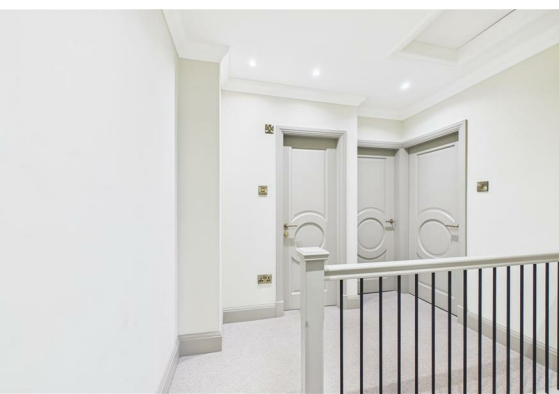
Landing
 8'10 x 4'5 (2.69m x 1.35m)

Bedroom One
 11'4 x 16'3 (3.45m x 4.95m)

Bedroom Two
 8'0 x 10'2 (2.44m x 3.10m)

Bedroom Three
 8'0 x 6'11 (2.44m x 2.11m)

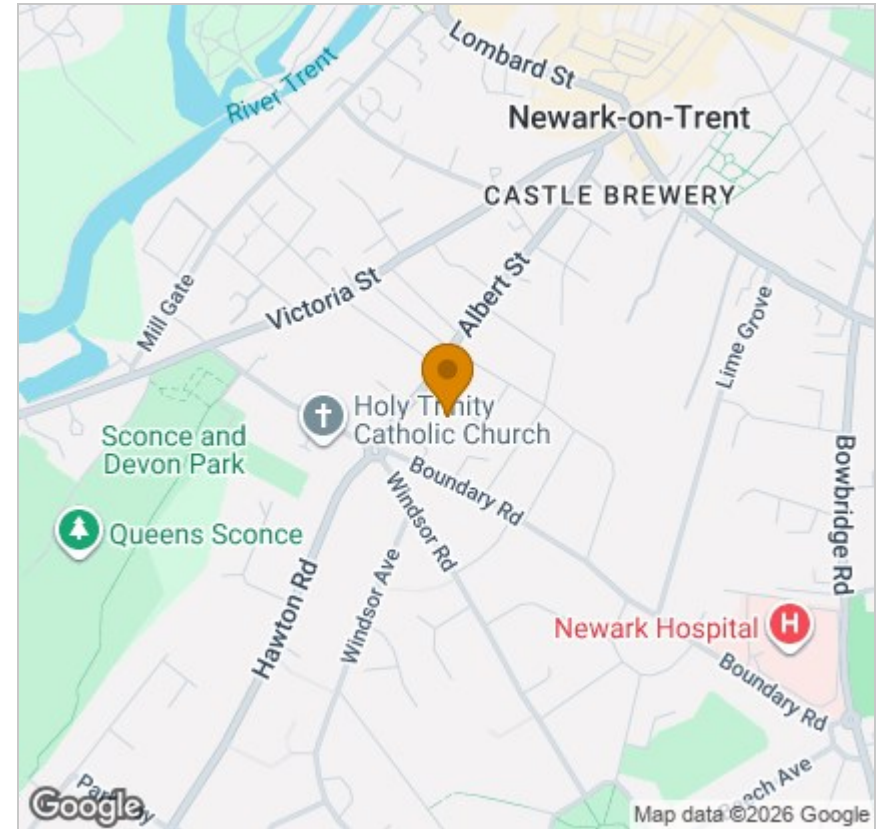
Bathroom
 8'10 x 5'9 (2.69m x 1.75m)



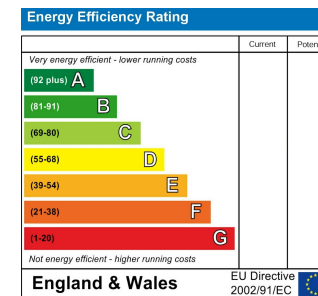
Floor Plan



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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36 Middle Gate, Newark, NG24 1AL

Tel: 01636 555043 Email: enquiries@edlinandjarvis.co.uk <https://www.edlinandjarvis.co.uk/>