



EDLIN & JARVIS  
ESTATE AGENTS



74B Beacon Hill Road, Newark, NG24 1NY

Offers Over £250,000



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Offers Over £250,000

# 74B Beacon Hill Road

Newark, NG24 1NY

- Four Double Bedroom Terraced
- Lounge Diner
- Allocated Parking
- Gas Central Heating
- Close To Town Centre
- Two Ensuites
- Downstairs WC
- No Chain
- Walking Distance To Train Station
- Small Garden

\*\*\*WALKING DISTANCE TO NEWARK TOWN CENTRE\*\*\*

This is a spacious four-bedroom, three-storey townhouse, offering approximately 1,229 sq. ft. of versatile living space. Perfectly suited for growing families or professional sharers, the property features neutral decor throughout and the significant benefit of two en-suite bedrooms.

#### Property Highlights

Four Generous Bedrooms: Spread across the top two floors, providing excellent privacy and flexible layout options.

Two En-Suites + Family Bathroom: In addition to a convenient ground-floor WC, the property boasts three washrooms on the upper levels.

Spacious Living Area: A large lounge/diner featuring a bright bay window and wood-effect flooring.

Kitchen: A well-appointed kitchen with white upper cabinets, dark base units, and integrated cooking appliances.

Three-Storey Living: A popular layout that maximizes floor space and provides a clear distinction between social and private areas.

#### Ground Floor

The entrance hall leads into the heart of the home: a substantial 21ft Lounge/Diner. This inviting space is flooded with natural light thanks to the large front-facing bay window. To the rear, the Kitchen is fitted with a range of units, worktops, a gas hob, and a wall-mounted boiler. A practical Guest WC is also located on this level.

#### First Floor



#### Entrance Hall

#### Lounge Diner

21'3 x 15'0 (6.48m x 4.57m)

#### Kitchen

10'7 x 9'3 (3.23m x 2.82m)

#### WC

5'1 x 4'4 (1.55m x 1.32m)

#### First Floor

#### Bedroom Two

17'1 x 7'9 (5.21m x 2.36m)

#### Ensuite

7'9 x 4'3 (2.36m x 1.30m)

#### Bedroom Three

16'0 x 9'3 (4.88m x 2.82m)

#### Bathroom

8'8 x 5'6 (2.64m x 1.68m)

#### Second Floor

#### Bedroom One

17'8 x 11'1 (5.38m x 3.38m)

#### Ensuite

12'0 x 5'7 (3.66m x 1.70m)

#### Bedroom Four

16'0 x 8'8 (4.88m x 2.64m)





Directions

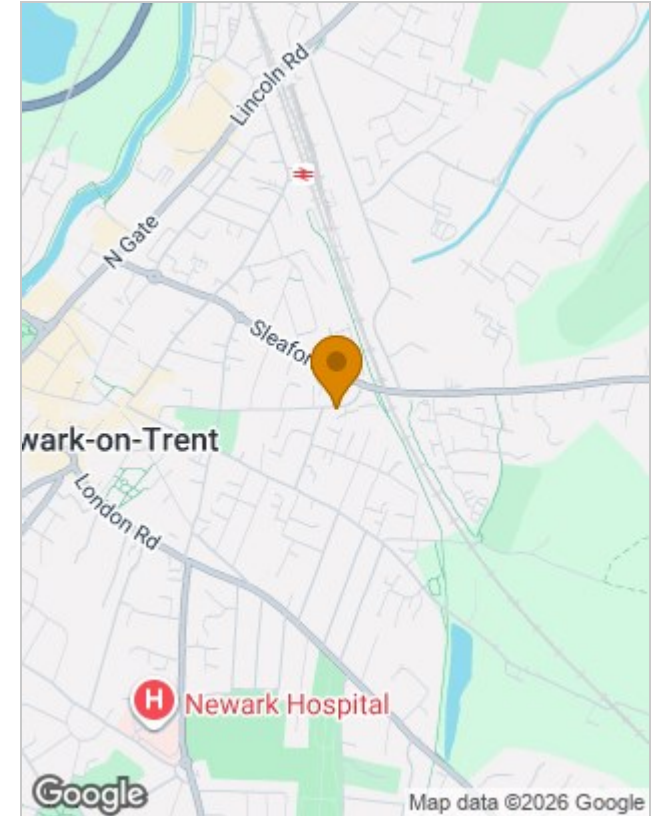




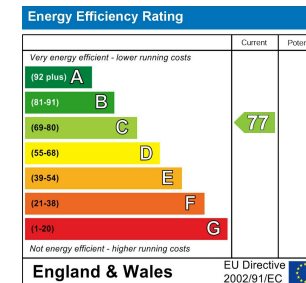
## Floor Plans



## Location Map



## Energy Performance 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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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