



EDLIN & JARVIS
ESTATE AGENTS



3 Derwent Way
Newark On Trent, NG24 2HB

£175,000



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THREE BEDROOM SEMI ON A CORNER PLOT Positioned on a corner plot on Derwent Way, this semi-detached house offers a perfect blend of comfort and style. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two reception rooms provide ample opportunity for relaxation and entertainment, whether you prefer relaxing in the conservatory on a warm day or hosting gatherings with friends and family.

This thoughtful layout enhances the functionality of the home, making it suitable for small families or professional couples wanting an office space. The kitchen diner is a place to enjoy breakfast or catching up over mealtimes.

The enclosed well-kept garden is mainly laid to lawn with an array of shrubs and plants and a seating area. The property benefits from off road parking to the rear.

The surrounding area of Newark On Trent is known for its friendly community and excellent amenities, including shops, schools, and parks, all within easy reach. This property not only offers a comfortable living space but also the chance to enjoy a vibrant local lifestyle.

In summary, this semi-detached house on Derwent Way is a wonderful opportunity for anyone looking to settle in a welcoming neighbourhood. With its spacious rooms and practical layout.

Located in a popular residential area off Lincoln Road this property has easy access to local amenities, local schools and has good transport links to include the A1, A46 & the A17.

Newark North Gate train station is within walking distance where the east coast mainline allows London King Cross to be reached within 1 hour & 15 mins.





Lounge
16'6 x 15'2 (5.03m x 4.62m)

Kitchen Diner
16'6 x 8'1 (5.03m x 2.46m)

Conservatory
9'7 x 6'0 (2.92m x 1.83m)

Bedroom 1
16'4 x 8'5 (4.98m x 2.57m)



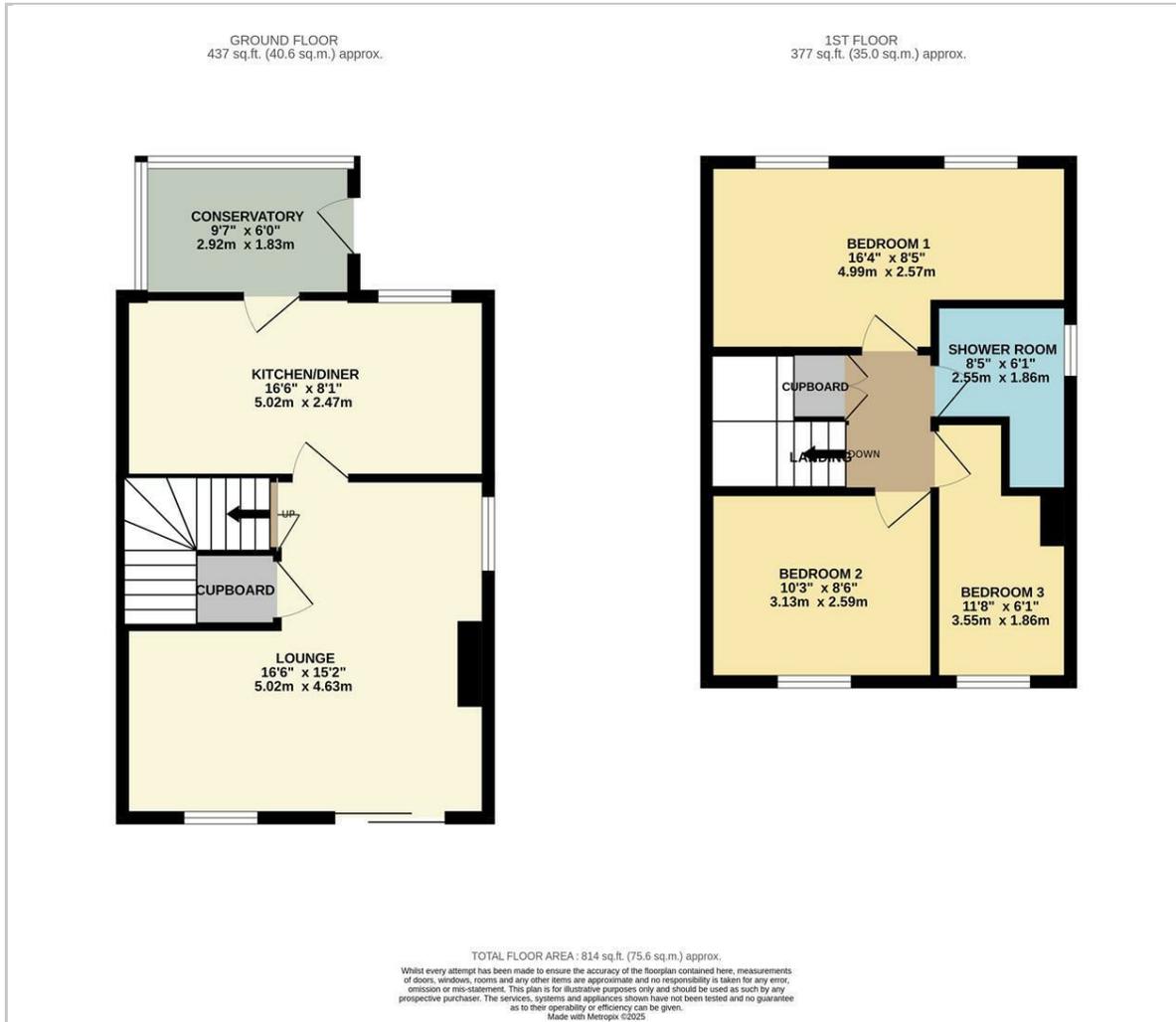
Bedroom 2
10'3 x 8'6 (3.12m x 2.59m)

Bedroom 3
11'8 x 6'1 (3.56m x 1.85m)

Shower Room
8'5 x 6'1 (2.57m x 1.85m)



Floor Plan



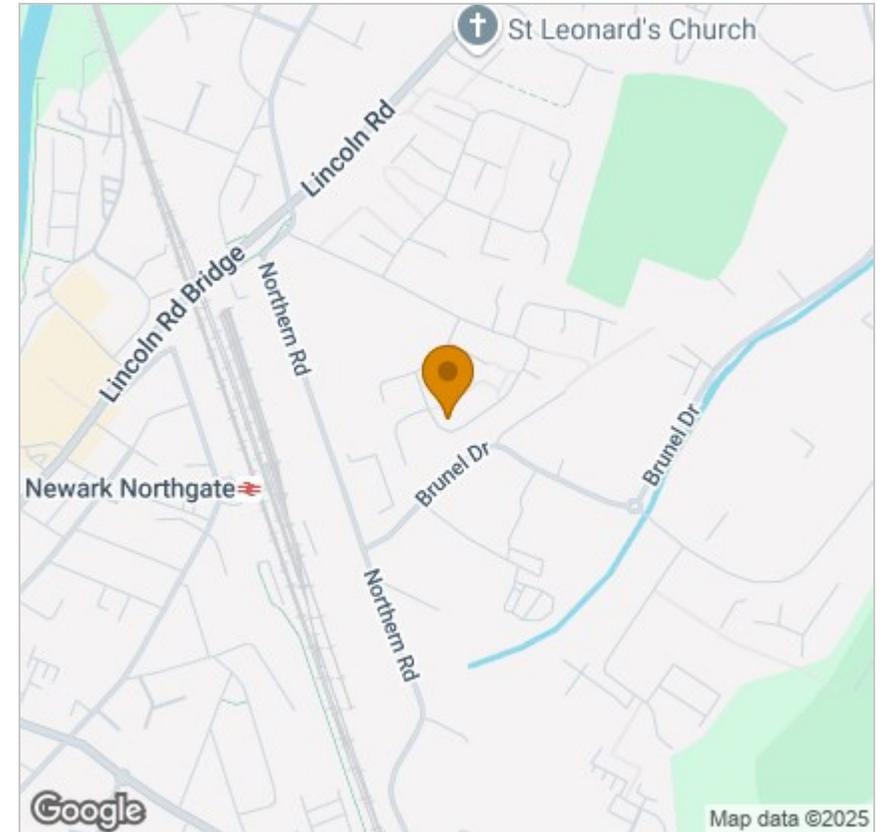
Viewing

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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Area Map



Energy Efficiency Graph

