



EDLIN & JARVIS  
ESTATE AGENTS



35 Newton Street

Newark, NG24 1SU

**Offers Over £175,000**



## 35 Newton Street

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\*\*\*PERIOD CHARM MEETS MODERN ELEGANCE\*\*\*

Step into a home where historic character and contemporary style live in perfect harmony. This gorgeous terrace property is more than just a house; it's a masterclass in sympathetic design, located on a sought-after residential street just a short stroll from the vibrant heart of the Town Centre.

**The Heart of the Home:** From the moment you arrive, the "infectious personality" of this residence is clear. Retained original features provide a soulful backdrop to a modern interior that feels instantly welcoming.

**The Lounge:** A cosy sanctuary featuring an eye-catching exposed brick fireplace with an inset multi-fuel burner—perfect for chilly evenings.

**Dining & Kitchen:** A separate, spacious dining room flows seamlessly into an attractive contemporary kitchen, creating an open-plan feel ideal for entertaining.

**Unexpected Space:** The deceptively generous layout includes a highly functional shared passageway for secure storage and a large, stylish ground-floor bathroom.

**Rest & Relaxation:** The first floor offers three well-proportioned sized bedrooms, each bright and airy, providing ample space for a growing family, a home office, or a guest room.

**Outside Oasis:** Escape to a private, low-maintenance rear garden, a peaceful retreat for morning coffee or alfresco dining without the upkeep of a massive lawn.

**The Ultimate Location:** Commuting is a breeze with seamless access to the A1 and A46. For the London professional, Newark North Gate Station is within easy reach, offering a direct high-speed link to London King's Cross in 1 hour & 15 mins.

**Key Features:** Modern gas central heating (Combination Boiler).

Full uPVC double glazing for comfort and efficiency.

Original period features paired with bespoke internal design.

**Our Take:** This isn't just a terrace; it's a "stand-out" property that has been loved and cared for.





## Passageway

### Lounge

11'2 x 11'10 (3.40m x 3.61m)

### Dining Room

12'2 x 10'7 (3.71m x 3.23m)

### Kitchen

9'6 x 6'11 (2.90m x 2.11m)

### Bathroom

8'4 x 6'11 (2.54m x 2.11m)

### Landing

### Bedroom One

12'3 x 11'10 (3.73m x 3.61m)

### Bedroom Two

12'7 x 7'9 (3.84m x 2.36m)

### Bedroom Three

8'9 x 7'6 (2.67m x 2.29m)



Floor Plan



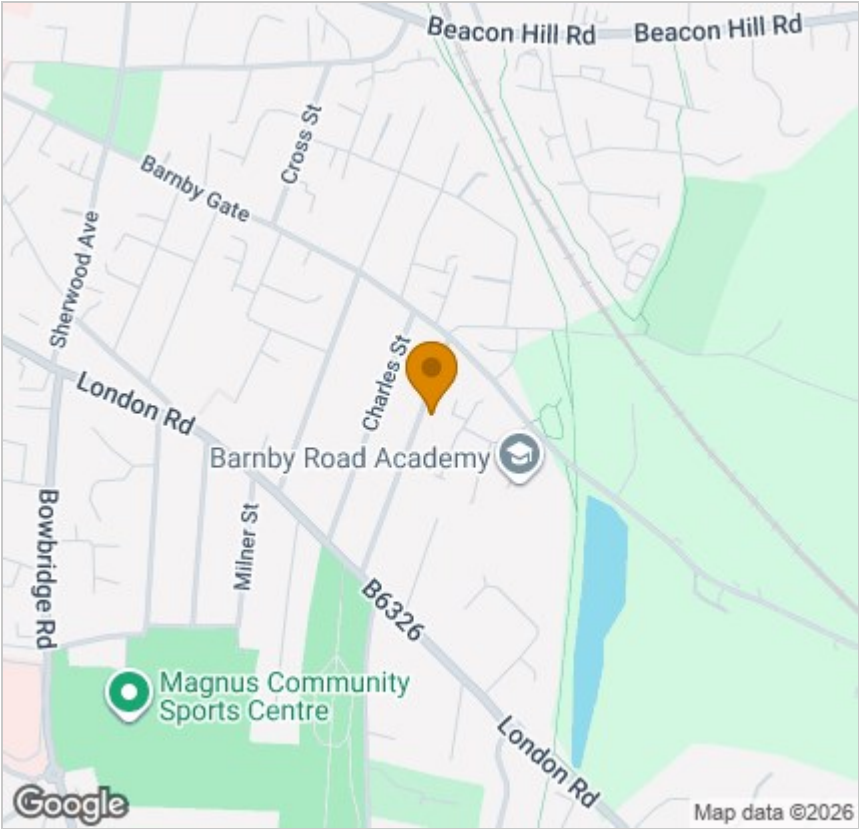
Viewing

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

