



EDLIN & JARVIS  
ESTATE AGENTS



38 Robert Dukeson Avenue  
Newark, NG24 2FF

£260,000





## 38 Robert Dukeson Avenue

Newark, NG24 2FF

**\*\*\*GREAT FAMILY HOME\*\*\*** This detached family house is located in a cul de sac on Robert Dukeson Avenue in Newark. This property boasts a spacious layout with a good sized lounge, perfect for entertaining guests or relaxing with family. The current owners have created a fabulous modern open plan kitchen diner that is the hub of the home and extends over 25ft with views onto the rear garden. They have converted the garage to make a spacious utility/storage room which is ideal for a growing family. The rest of the accommodation includes a downstairs WC, four bedrooms with ensuite to master and a family bathroom.

The enclosed rear garden has a decked seating area, raised beds with a various shrubs, bushes and trees, lawn and a garden shed.

This property benefits from gas central heating, UPVC double glazing and off road parking.

Located in a popular neighborhood, this property provides a sense of privacy while still being conveniently close to local amenities. This house offers the perfect blend of comfort, style, and functionality, making it a wonderful place to call home. Imagine the possibilities that this property holds - from cosy family gatherings in the spacious reception rooms to peaceful nights in the well-appointed bedrooms.

Winthorpe village is within walking distance where you will find beautiful countryside walks and the award-winning Lord Nelson restaurant & pub where you can enjoy a Sunday lunch. There is easy access to local amenities, schools, and good transport links to include A1, A46 & A52. Newark Northgate Train Station is approximately a mile away where the East Coast mainline reaches Kings Cross in 1 hour and 15 minutes.

### Entrance Hall

### Lounge

16'5 x 11'1 (5.00m x 3.38m)

### Open Plan Kitchen Diner

25'0 x 11'8 (7.62m x 3.56m)

### Utility Room

11'5 x 8'2 (3.48m x 2.49m)

### Downstairs WC

4'6 x 3'1 (1.37m x 0.94m)

### Landing







**Bedroom One**  
17'5 x 11'1 (5.31m x 3.38m)

**Ensuite**  
9'0 x 3'5 (2.74m x 1.04m)

**Bedroom Two**  
9'8 x 8'0 (2.95m x 2.44m)

**Bedroom Three**  
9'0 x 8'2 (2.74m x 2.49m)

**Bedroom Four**  
8'8 x 7'9 (2.64m x 2.36m)

**Bathroom**  
6'10 x 5'5 (2.08m x 1.65m)





Floor Plan



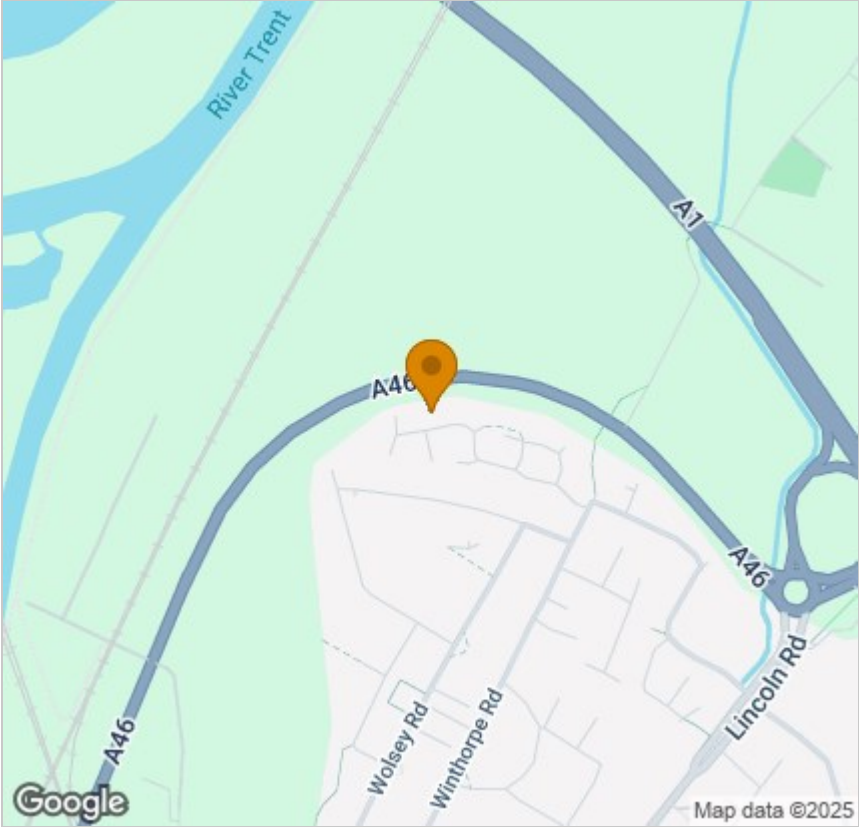
Viewing

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

