



EDLIN & JARVIS
ESTATE AGENTS



49 Cranmer Road
Newark, NG24 4EU
Guide Price £160,000 to £170,000



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A spacious three-bedroom end-terraced home, situated in a highly convenient and established residential area of Newark. Offering a brilliant balance of generous living space, practical off-road parking, a garage, and a lovely rear garden, this property is an ideal match for first-time buyers, growing families, or investors alike.

Step Inside

The accommodation opens through a welcoming entrance hall, leading you into the heart of the home. The bright and airy dual-aspect lounge enjoys an abundance of natural light throughout the day, creating a warm, inviting space to unwind. Across the hall, the open-plan kitchen diner provides the perfect social hub for family meals and entertaining, featuring ample storage, worktop space, and room for a dining table.

Upstairs, the first-floor landing leads to three well-proportioned bedrooms, offering plenty of flexibility for a home office or nursery setup if required. The living spaces are served by a functional shower room and a separate WC, adding excellent daily convenience for a busy household.

Step Outside

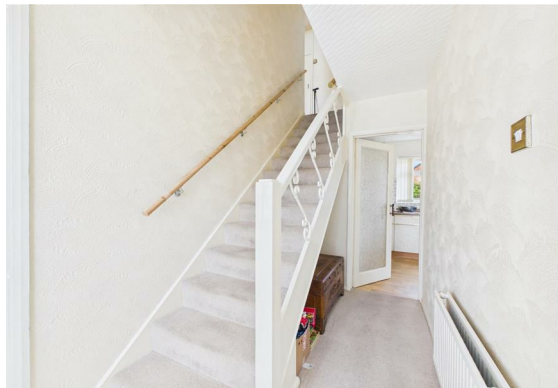
The property boasts great curb appeal with a neat front garden alongside off-road parking and a detached garage.

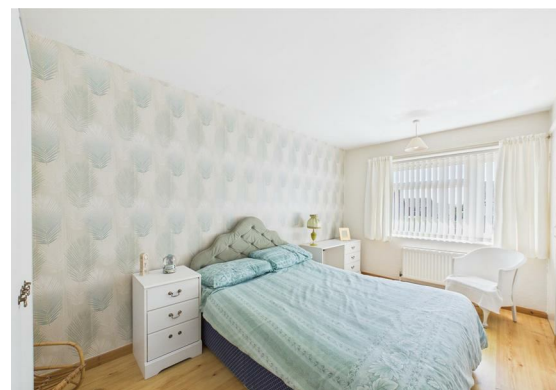
To the rear, the private garden is a real highlight. Beautifully enclosed, it provides a fantastic outdoor haven designed for easy maintenance. It is the ultimate spot for enjoying a quiet morning coffee in the sun or hosting weekend BBQs with family and friends.

The Location & Amenities

Situated on Cranmer Road, the property benefits from a superb location with everything you need right on your doorstep:

Amenities: A short walk or drive takes you into Newark's historic market town centre, bustling with independent boutiques, major supermarkets (including Waitrose, Morrisons, and Aldi), local cafes, and popular restaurants.





Schools: Excellent schooling options are nearby, with well-regarded primary and secondary schools within easy walking distance, making it a highly practical spot for families.

Transport Links: Commuters are perfectly catered for. Newark boasts two train stations: Newark North Gate offers a fast, direct link to London King's Cross (in around 80 minutes), while Newark Castle connects you seamlessly to Nottingham and Lincoln. The property also grants rapid access to the A1, A46, and A17 bypasses.

Entrance Hall

Lounge

19'9 x 10'9 (6.02m x 3.28m)

Kitchen

11'6 x 8'6 (3.51m x 2.59m)

Dining Area

11'3 x 5'9 (3.43m x 1.75m)

Landing

Bedroom One

14'0 x 10'9 (4.27m x 3.28m)
max measurements

Bedroom Two

14'0 x 8'6 (4.27m x 2.59m)

Bedroom Three

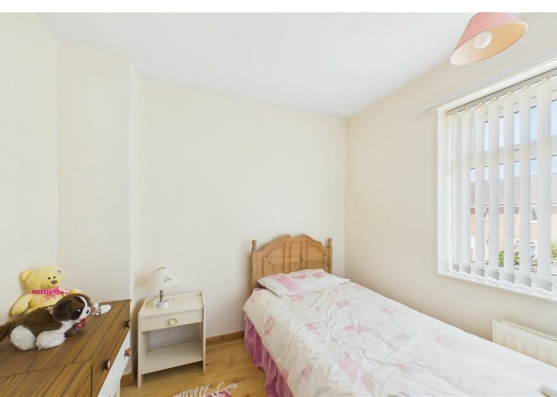
8'1 x 8'1 (2.46m x 2.46m)

Shower Room

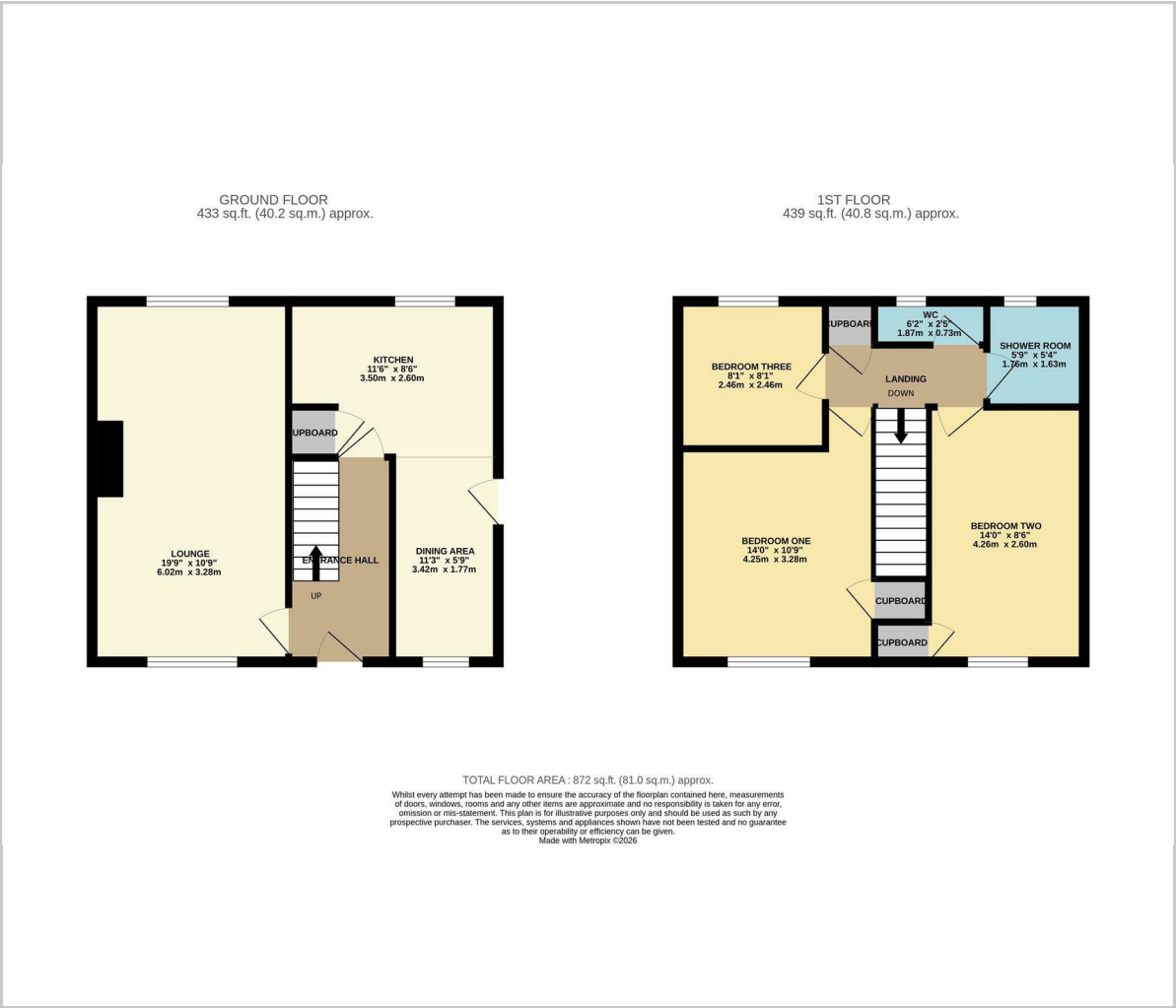
5'9 x 5'4 (1.75m x 1.63m)

WC

6'2 x 2'5 (1.88m x 0.74m)



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

