

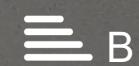


EDLIN & JARVIS
ESTATE AGENTS



3 Blenheim Avenue, Newark, NG24 5AB

Guide Price £450,000





3 Blenheim Avenue

Newark, NG24 5AB

- Four Double Bedroom Detached Family Home
- Lounge, Dining Room & Study
- Ensuite To Master
- Council Tax E & EPC B
- Downstairs WC & Utility Room
- Under NHBC
- Large Driveway & Detached Double Garage
- Fitted Wardrobes In All Bedrooms
- Landscaped Gardens
- Kitchen Diner

*****DETACHED FAMILY HOME WITH DOUBLE GARAGE***** Guide Price £450,000 to £475,000. This four double bedroom detached family home was built by David Wilson just over a year ago and is still under NHBC. The current owner had several upgrades to include door hinges, door handles, flooring in the hallway, kitchen diner and downstairs WC, fitted wardrobes in all the bedrooms and worktops. The accommodation to the ground floor comprises a spacious entrance hall, lounge, kitchen diner, dining room, office, utility room and a WC. The galleried landing leads to four double bedrooms with ensuite to master and a four piece family bathroom. The vendor has landscaped the rear garden to create a tranquil space to enjoy those summer days with a raised decked seating area, various shrubs & plants, and a small wildlife pond. There are two garden sheds and access to the detached double garage. To the front there is two small, planted areas and a large driveway providing parking for several vehicles that lead to the garage.

This property is part of the new development of Fernwood. Fernwood has many amenities to include a village shop, a gym, a primary school, a vets, children's play parks, tennis courts, The Brews Brothers pub and coffee house and a community centre. Fernwood is a favourite for commuters with its great transport links to include easy access to the A1, A46 & A52. Newark Town centre is less than 3 miles away and Newark Northgate Train Station is approximately 4 miles where you can catch the East Coast train line to London Kings Cross in 1 hour 15 minutes.



Entrance Hall

Lounge	16'2 x 11'9 (4.93m x 3.58m)
Dining Room	9'9 x 9'6 (2.97m x 2.90m)
Kitchen Diner	19'9 x 12'5 (6.02m x 3.78m)
Utility Room	5'7 x 4'10 (1.70m x 1.47m)
Office	10'1 x 9'0 (3.07m x 2.74m)
WC	4'10 x 2'5 (1.47m x 0.74m)
Landing	
Bedroom One	13'3 x 12'9 (4.04m x 3.89m)
Ensuite	8'1 x 6'3 (2.46m x 1.91m)
Bedroom Two	11'9 x 11'3 (3.58m x 3.43m)
Bedroom Three	11'7 x 9'9 (3.53m x 2.97m)
Bedroom Four	12'2 x 8'3 (3.71m x 2.51m)

Guide Price £450,000



Bathroom

8'4 x 8'0 (2.54m x 2.44m)

Double Garage

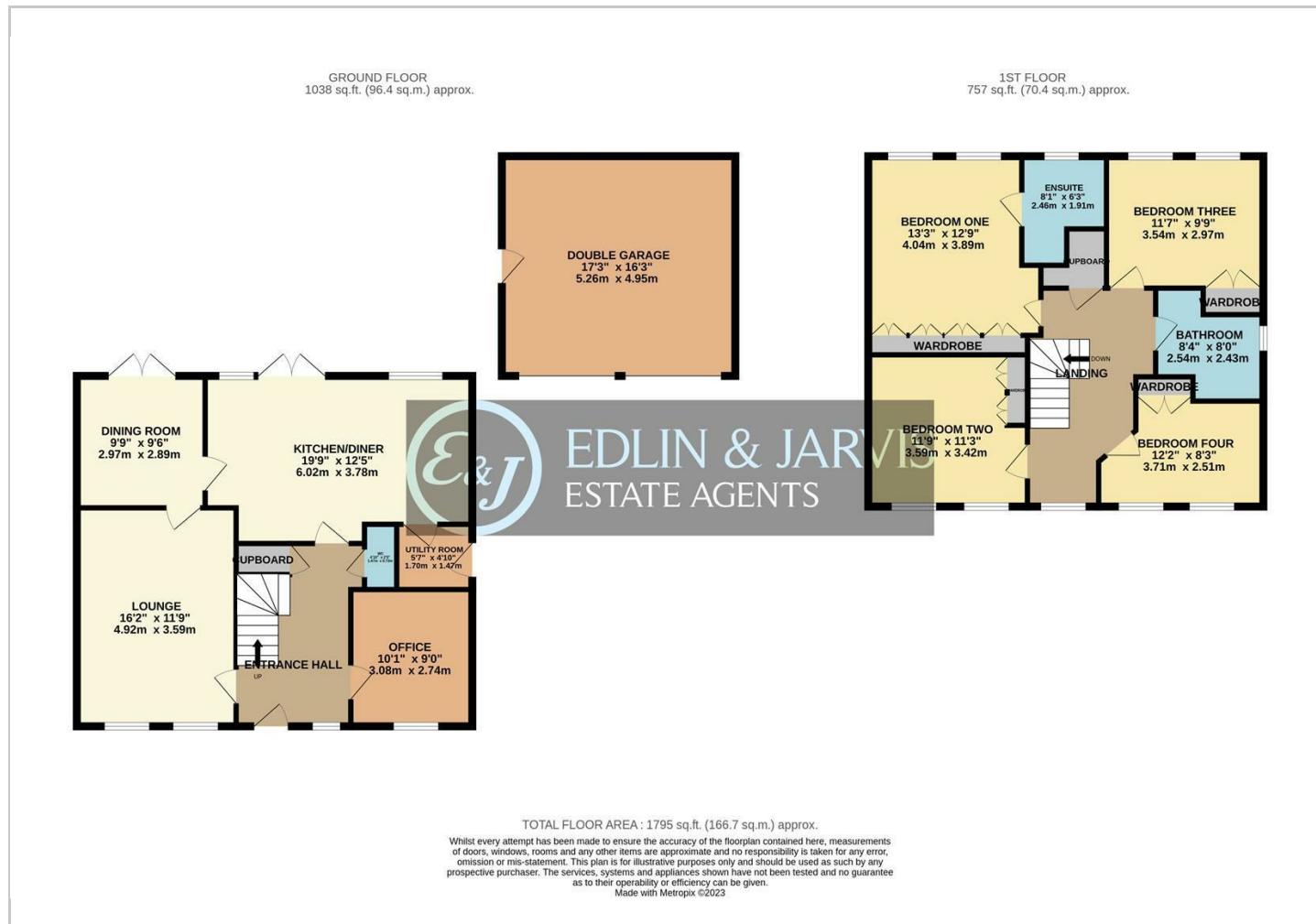
17'3 x 16'3 (5.26m x 4.95m)

Directions





Floor Plans

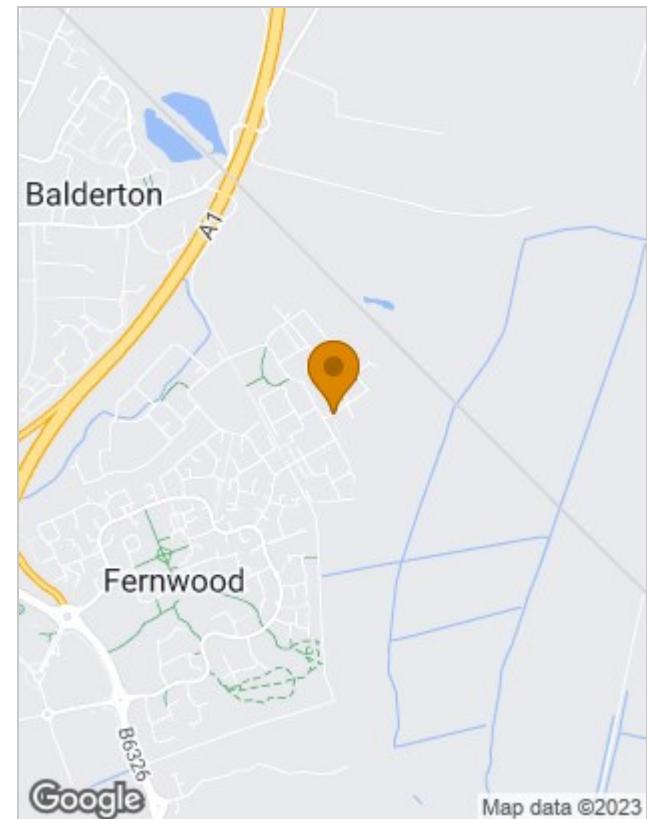


Viewing

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.

Location Map



Energy Performance Graph

