



EDLIN & JARVIS  
ESTATE AGENTS



8 Norman Avenue  
Newark, NG24 2AT

Guide Price £290,000 to £300,000



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\*\*\*THE ULTIMATE FAMILY HAVEN WITH A WORKSHOP TWIST\*\*\* GUIDE PRICE £290,000 - £300,000

This beautiful extended three-bedroom detached residence is where modern family living meets the ultimate hobbyist's retreat. Set on a generous 0.12-acre plot, this home offers a rare blend of versatile social spaces and exceptional storage solutions.

### The Heart of the Home

The ground floor is centered around an open-plan living kitchen and diner. Designed as the true hub of the home, this expansive space is perfect for everything from busy school-morning breakfasts to large family gatherings and intimate evening meals.

For those seeking a bit of quiet, the property features a separate snug/office, providing an ideal sanctuary for remote work or a cosy movie night. Transitioning toward the outdoors, the garden room offers a tranquil spot to enjoy your morning coffee while overlooking the grounds.

### Practicality & Comfort

Thoughtfully designed for modern life, the home includes:

Utility Room: Keeping the laundry and clutter out of the main living areas.

Downstairs WC: Convenient for guests and busy families.

Three Bedrooms: Well-proportioned sleeping quarters upstairs.

Family Bathroom: A contemporary suite serving the first floor.

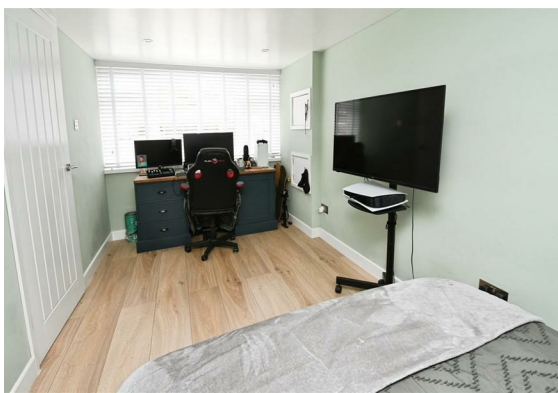
### The Grounds: An Enthusiast's Dream

Outside, the property truly sets itself apart. The 0.12-acre plot provides plenty of breathing room, but the real "bonus" lies in the outbuildings:

Versatile Hobby/Garden Room: A flexible space perfect for a home gym, art studio, or teen hangout.

Dual Workshop Store Rooms: An absolute dream for the enthusiast. Whether you are looking for a dedicated space to tinker with projects, or simply need secure housing for high-end bikes and gardening machinery, these rooms offer unparalleled utility.

Agent's Note: It is rare to find a property that balances high-end interior living with such extensive "man-cave" or hobbyist facilities. This is a must-see for those who value their projects as much as their living space.





This property is positioned in a popular location and has easy access to Winthorpe village where you will find beautiful country walks. Located within a popular residential area which has easy access to local amenities, schools and good transport links to include A1, A46 & A52. Newark Northgate Train Station is approximately a mile away making it ideal for commuters. Newark is a busy market town situated on the River Trent. Nottingham, Lincoln and Leicester all lie within commuting distance, whilst the east coast mainline allows London King Cross to be reached within 1 hour and 15 minutes

#### **Porch**

#### **Lounge**

16'3 x 12'7 (4.95m x 3.84m)

#### **Dining Area**

14'0 x 9'9 (4.27m x 2.97m)

#### **Kitchen Area**

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

#### **Office/Snug**

15'8 x 7'7 (4.78m x 2.31m)

#### **Garden Room**

9'2 x 5'2 (2.79m x 1.57m)

#### **Utility Room**

10'3 x 5'7 (3.12m x 1.70m)

#### **WC**

5'7 x 3'10 (1.70m x 1.17m)

#### **Landing**

#### **Bedroom One**

10'8 x 10'2 (3.25m x 3.10m)

#### **Bedroom Two**

10'2 x 8'10 (3.10m x 2.69m)

#### **Bedroom Three**

7'4 x 6'1 (2.24m x 1.85m)

#### **Bathroom**

6'1 x 5'5 (1.85m x 1.65m)

#### **Garden/Hobby Room**

12'0 x 11'6 (3.66m x 3.51m)

#### **Workshop**

18'4 x 12'1 (5.59m x 3.68m)

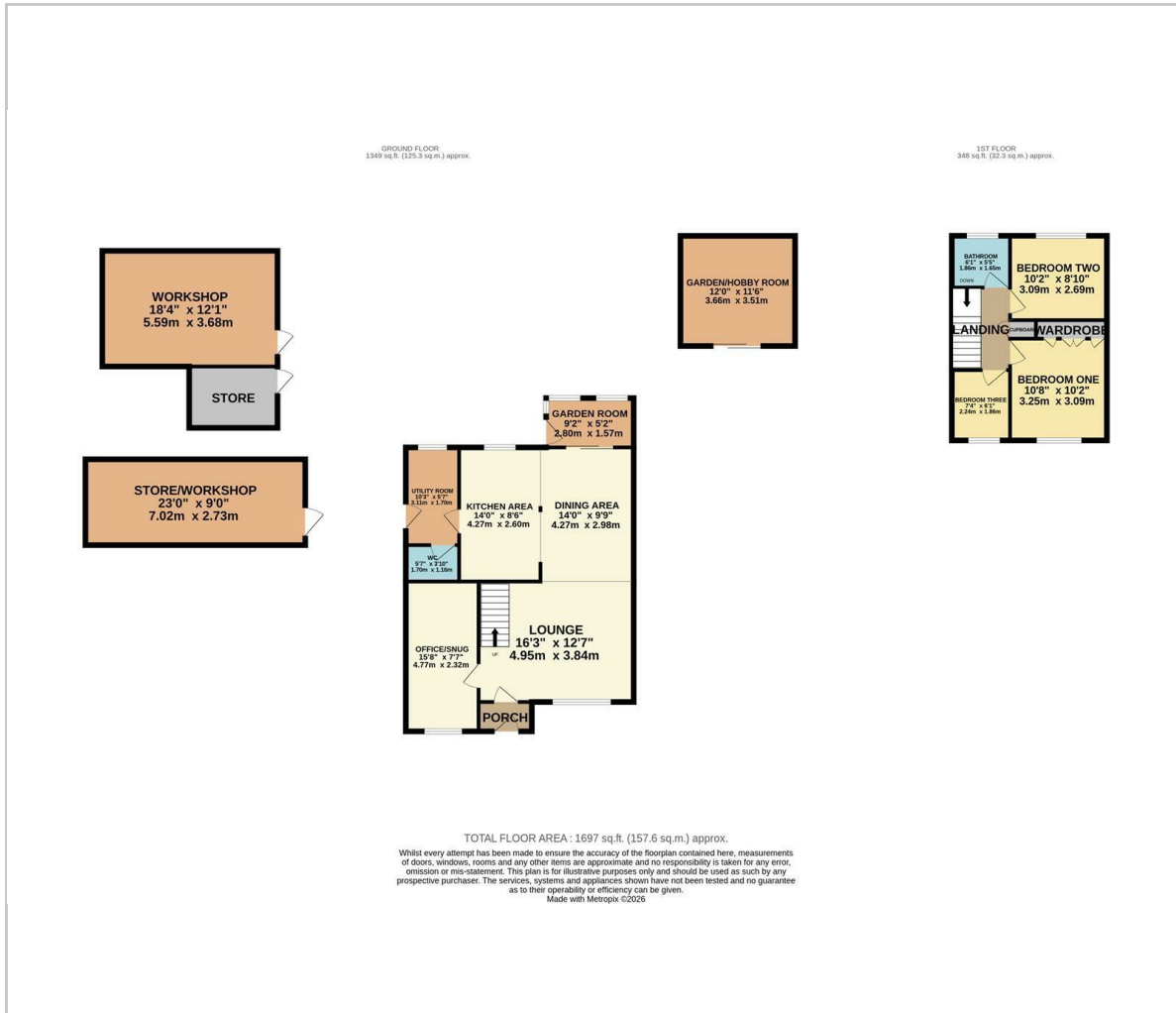
#### **Store**

#### **Store/Workshop**

23'0 x 9'0 (7.01m x 2.74m)



## Floor Plan



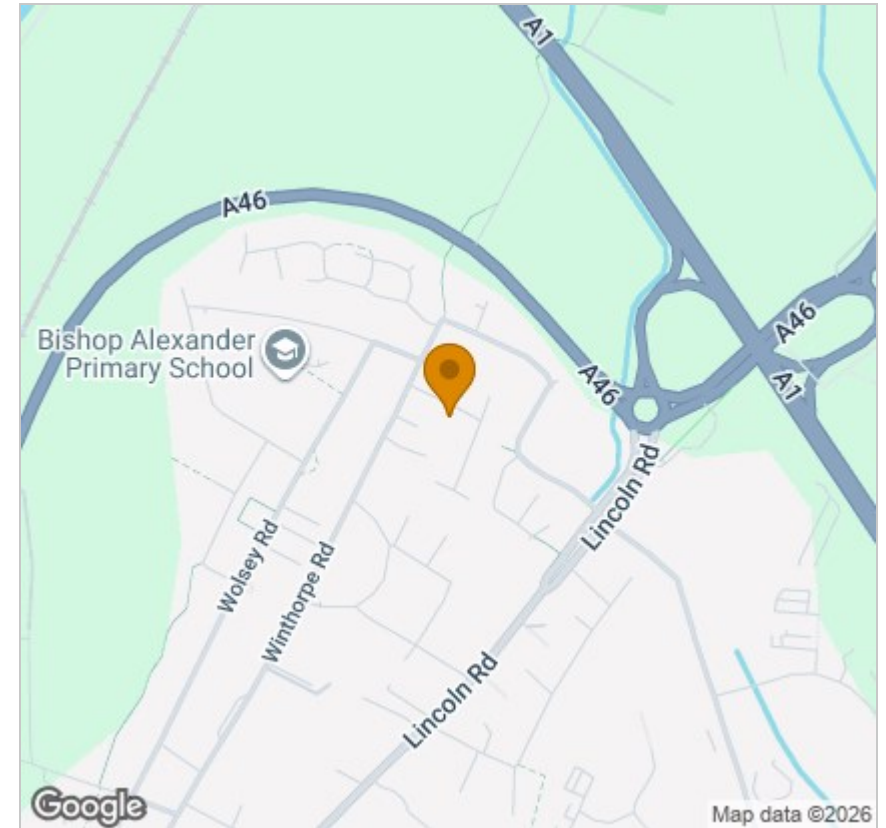
## Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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36 Middle Gate, Newark, NG24 1AL  
Tel: 01636 555043 Email: [enquiries@edlinandjarvis.co.uk](mailto:enquiries@edlinandjarvis.co.uk) <https://www.edlinandjarvis.co.uk/>

## Area Map



## Energy Efficiency Graph

