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ESTATE AGENTS



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h brown  
**sold**  
01636 640473

14 Tannery Wharf  
, Newark, NG24 4US

£250,000



## 14 Tannery Wharf

Newark, NG24 4US

\*\*\*An idyllic riverside retreat in the heart of Newark\*\*\*

Welcome to Tannery Wharf, an exclusive conservation area where this delightful townhouse awaits. Perfectly positioned for those who desire a comfortable home with the convenience of town life on their doorstep. This versatile property offers a blend of tranquil living and easy access to everything you need.

Step inside to a flexible layout that adapts to your lifestyle. The ground floor features a cosy snug or fourth bedroom, ideal for a quiet home office, a playroom, or a private guest space.

Upstairs, the first floor reveals the true heart of the home: an open-plan living, kitchen, and dining area. This is the perfect space for entertaining, with a door leading out to a balcony. Enjoy your morning coffee or simply relax and take in the fresh air.

The second floor hosts three additional bedrooms and a family bathroom, providing a peaceful sanctuary for the whole family.

Outside, the property is designed for low-maintenance living. A manageable rear garden offers a private outdoor space, while the front provides off-road parking and access to the integral garage. With the picturesque River Trent just moments away, this home is a dream for outdoor enthusiasts.

The location offers the best of both worlds —the serenity of a riverside setting combined with the convenience of being within walking distance of local shops, cafes, and restaurants. Commuting is a breeze, with excellent transport links close by.





**Entrance Hall**

**Snug/Bedroom Four**  
14'0 x 9'10 (4.27m x 3.00m)

**Garage**

**Landing**

**Open Plan Living Kitchen**  
27' x 14' (8.23m x 4.27m)

**Second Floor**

**Bedroom One**  
14'0 x 9'5 (4.27m x 2.87m)

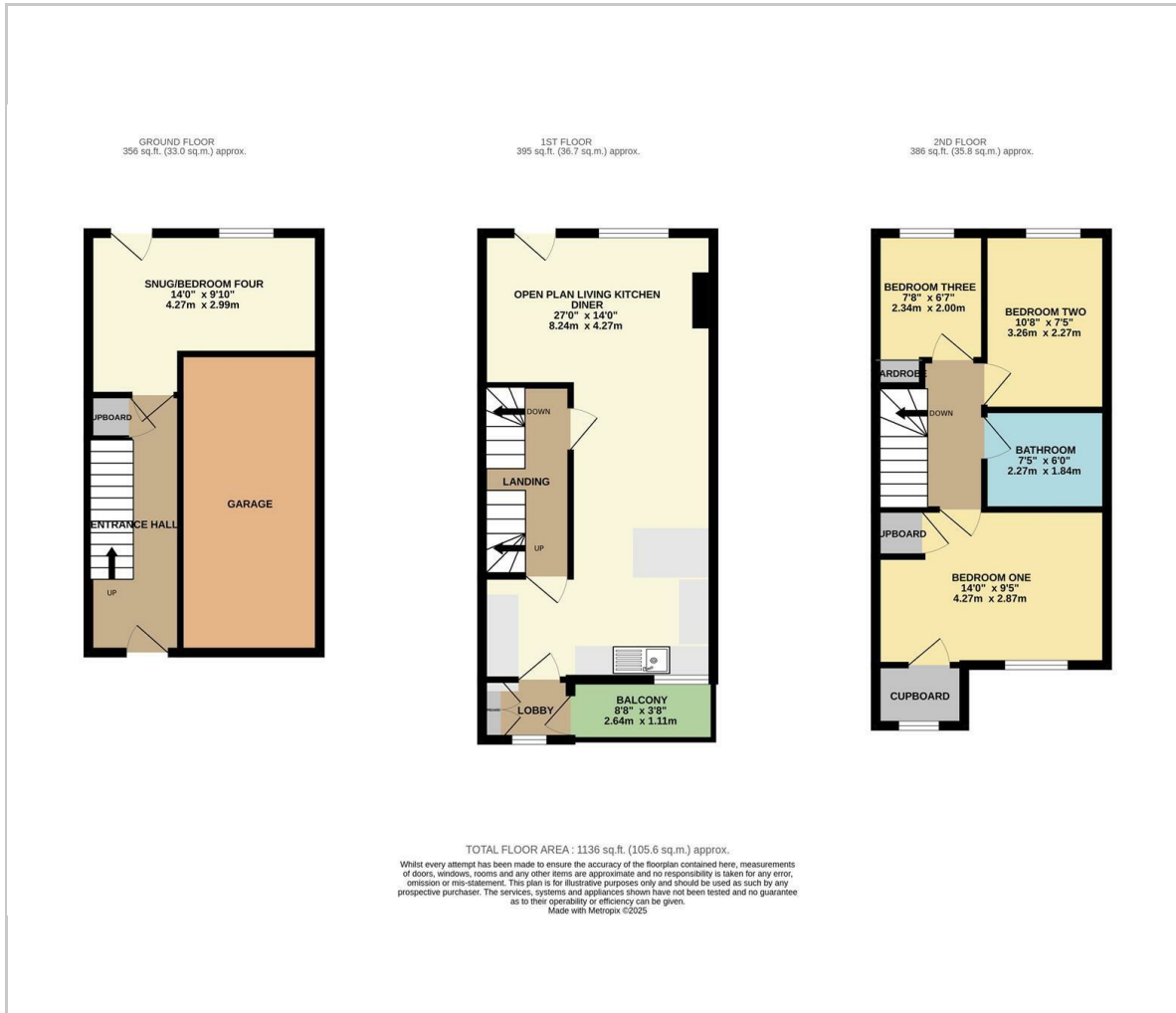
**Bedroom Two**  
10'8 x 7'5 (3.25m x 2.26m)

**Bedroom Three**  
7'8 x 6'7 (2.34m x 2.01m)

**Bathroom**  
7'5 x 6' (2.26m x 1.83m)



## Floor Plan



## Viewing

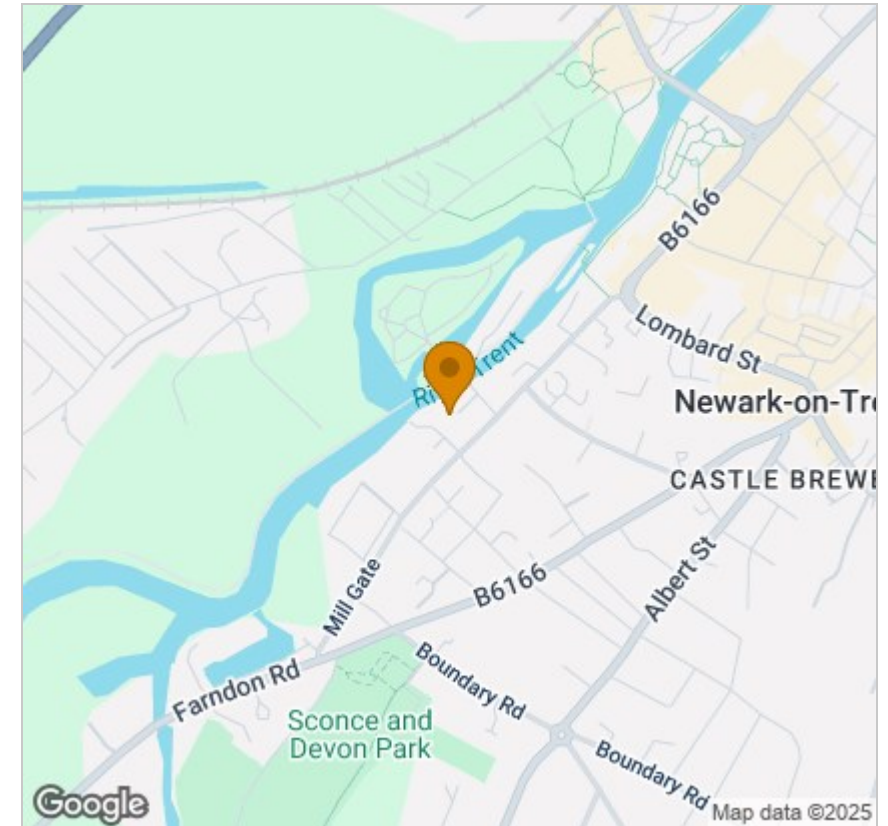
Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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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

