



EDLIN & JARVIS
ESTATE AGENTS



1 Windsor Avenue

Newark, NG24 4JA

Guide Price £400,000 to £425,000



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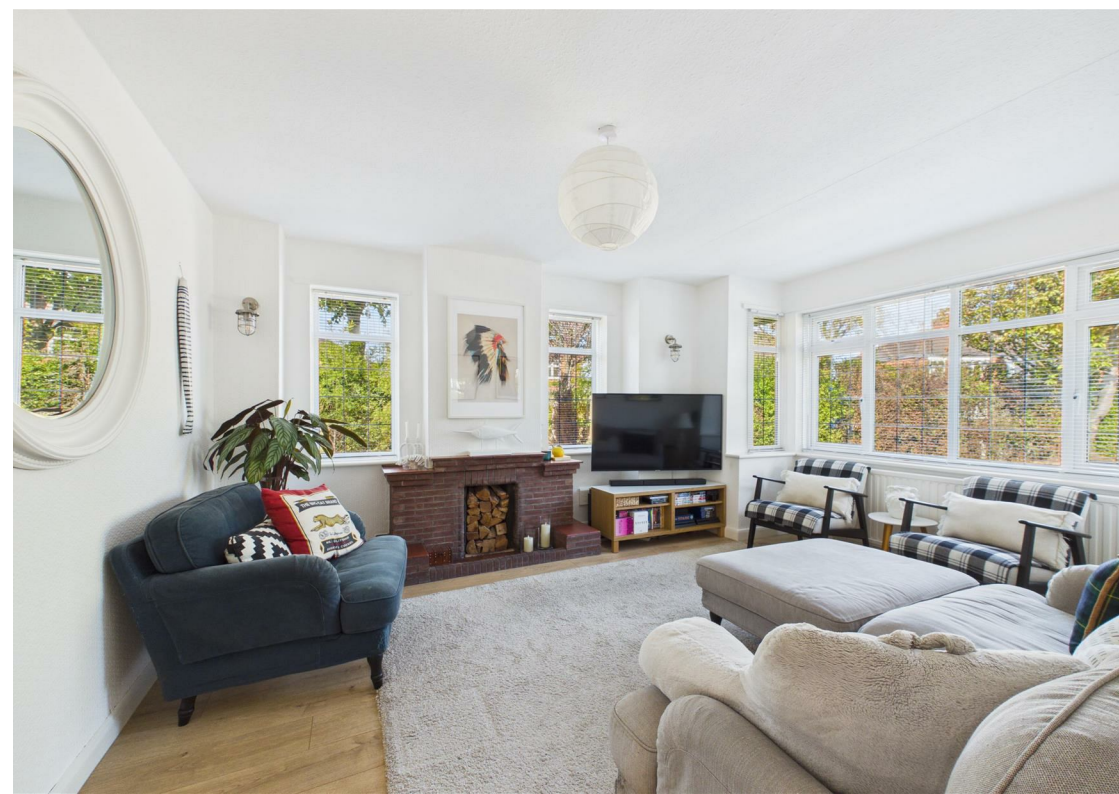
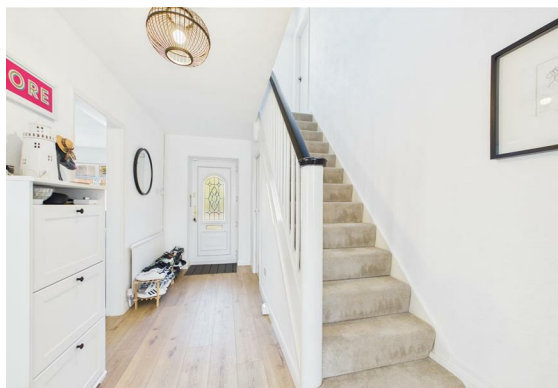
FAMILY FAVOURITE ON A CORNER PLOT
Guide Price £400,000 to £425,000

An exceptional opportunity to acquire a beautiful four-bedroom detached family home positioned on a desirable corner plot of approximately 0.19 acres along the highly sought-after Windsor Avenue in Newark. Seamlessly blending timeless character features with sleek modern finishes, this property has been thoughtfully updated by the current owners to offer turn-key, stress-free living. Key recent upgrades include low-maintenance new soffits and fascias, a newly installed modern kitchen, a stylish contemporary shower room, and an efficient gas central heating boiler installed just three years ago.

Stepping inside, you are welcomed by a light and airy entrance hall that sets an inviting tone throughout the home. The ground floor offers balanced living spaces, featuring a bay-fronted lounge filled with natural light, a formal dining room perfect for family gatherings, and a bright conservatory that overlooks the wrap-around gardens. The ground floor layout is completed by a newly fitted kitchen, a dedicated utility room for everyday laundry needs, and a handy downstairs WC.

Ascending to the first floor, a spacious central landing leads to four double bedrooms, providing generous accommodation for growing families or flexible work-from-home arrangements. Serving the bedrooms is a newly refurbished shower room featuring contemporary fixtures.

Outside, the property occupies a 0.19-acre corner plot framed by mature bushes, offering privacy and curb appeal. The gardens are predominantly laid to lawn, creating a safe space for children to play, while a paved seating area provides the perfect setting for morning coffee or summer barbecues.





Location, Amenities & Transport
 Situated in a prime residential area, Windsor Avenue enjoys easy access to a rich array of local amenities, well-regarded primary and secondary schools, and Newark's vibrant historic town centre. A short stroll away lies the renowned Sconce and Devon Park, a 65-acre Civil War site and nature reserve featuring scenic riverside trails, fitness routes, and a popular café, ideal for weekend dog walks and outdoor family recreation. For commuters, the location is unbeatable; Newark Northgate train station provides fast, direct East Coast Main Line rail services to London King's Cross in around 75 minutes, while Newark Castle station offers regional links. Excellent road connections via the A1, A46, and A17 make travel across Nottinghamshire, Lincolnshire, and beyond effortless.

Entrance Hall
 5'0 x 13'10 (1.52m x 4.22m)

Lounge
 15'3 x 11'5 (4.65m x 3.48m)

Kitchen
 11'6 x 10'7 (3.51m x 3.23m)

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

Conservatory
 9'4 x 9'1 (2.84m x 2.77m)

Downstairs WC
 8'10 x 2'8 (2.69m x 0.81m)

Utility Room
 5'9 x 6'2 (1.75m x 1.88m)

Landing
 6'0 x 14'8 (1.83m x 4.47m)

Bedroom One
 12'0 x 16'5 (3.66m x 5.00m)

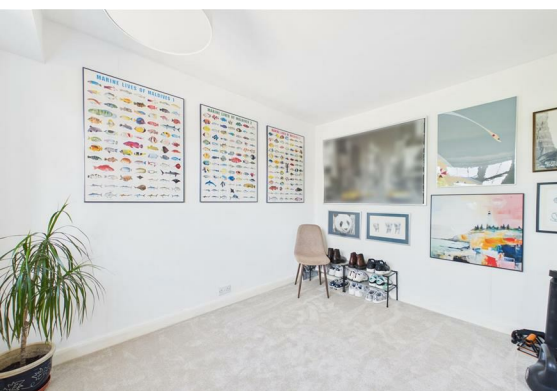
Bedroom Two
 11'0 x 11'7 (3.35m x 3.53m)

Bedroom Three
 11'5 x 9'5 (3.48m x 2.87m)

Bedroom Four
 9'6 x 11'1 (2.90m x 3.38m)

Shower Room
 6'2 x 7'11 (1.88m x 2.41m)

Garage
 17'7 x 9'3 (5.36m x 2.82m)



Floor Plan



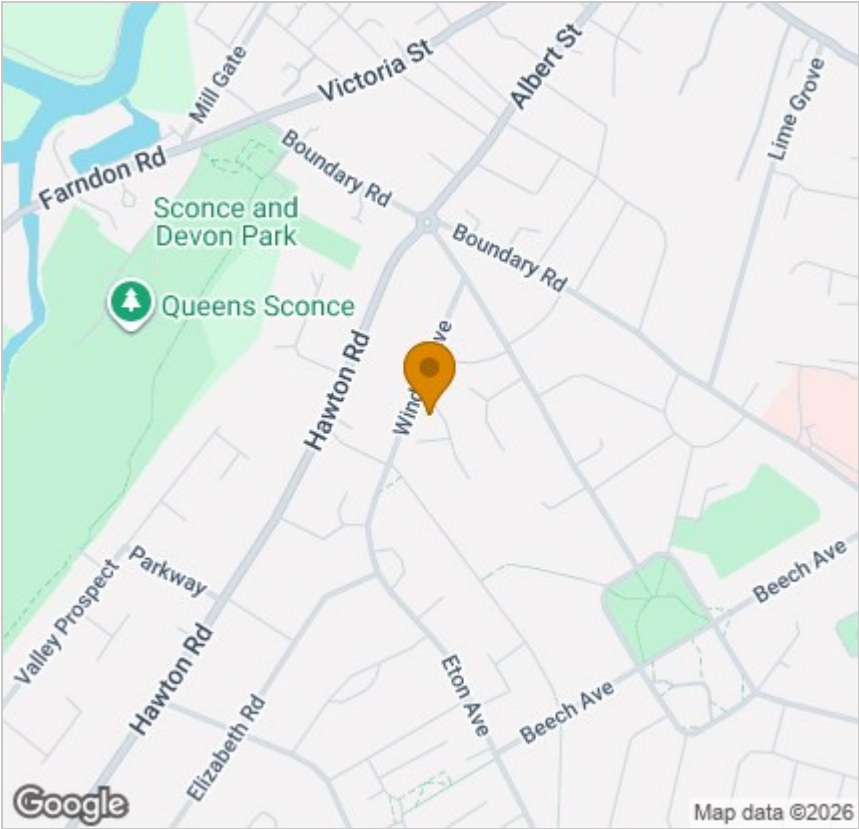
Viewing

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

