

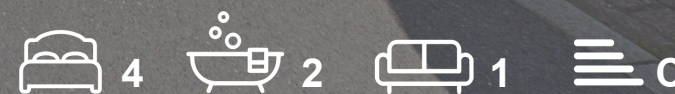


EDLIN & JARVIS  
ESTATE AGENTS



11 Swinderby Close  
Newark, NG24 2SY

£225,000



# 11 Swinderby Close

Newark, NG24 2SY

**\*\*\*PRIME LOCATION WITH VIEWS OF BEACON HILL CONSERVATION AREA\*\*\***

This four-bedroom townhouse offers spacious modern living across three thoughtfully designed storeys. Situated at the end of a quiet cul-de-sac in a highly sought-after location, this home boasts stunning views over the Beacon Hill Conservation Area and is offered with the convenience of no upward chain.

**The Ground Floor:** The heart of the home is designed for both family life and entertaining.

**Kitchen/Diner:** A bright and functional space perfect for morning coffee or family meals. complete with integrated fridge/freezer and dishwasher.

**Lounge:** A spacious primary living area featuring doors that open directly onto the decked terrace, seamlessly blending indoor and outdoor living.

**Cloakroom:** Includes a convenient downstairs WC and washbasin.

**The First Floor:** The first floor houses three well-proportioned bedrooms, offering flexibility for use as children's rooms, guest quarters, or a dedicated home office. These are served by a family bathroom.

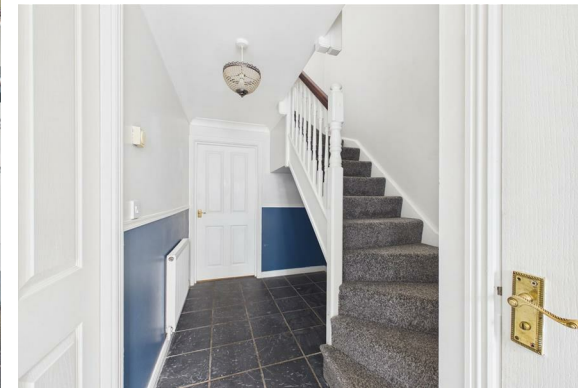
**The Second Floor: Master Suite**

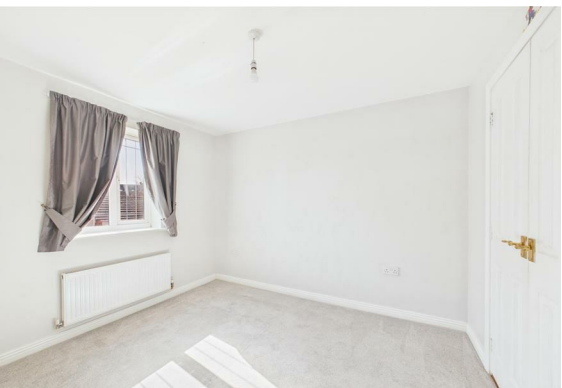
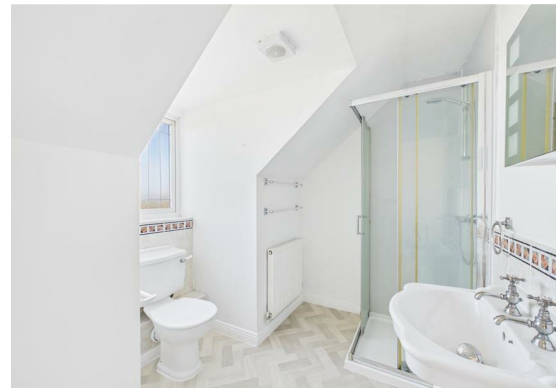
The entire top floor is dedicated to a private and impressive Master Bedroom. This sanctuary features: fitted wardrobes: providing ample integrated storage and an ensuite.

The enclosed rear garden features a lawn and a decked seating area, ideal for alfresco dining while enjoying the tranquil, unobstructed views of the protected conservation area.

A long drive provides off-road parking for several vehicles, leading to a garage.

Located off Beacon Hill on the outskirts of Coddington there are fantastic walks nearby, children's play areas and is within walking distance to Beacon Hill conservation park. It has easy access to transport links such as the A1, A17 and A46 and Newark Northgate train station is within easy reach where London Kings Cross can be reached in 75 minutes.





### Entrance Hall

### Kitchen Diner

14'0 x 9'1 (4.27m x 2.77m)

### Lounge

16'2 x 11'5 (4.93m x 3.48m)

### WC

5'5 x 3'4 (1.65m x 1.02m)

### First Floor

### Bedroom Two

11'5 x 9'1 (3.48m x 2.77m)

### Bedroom Three

10'4 x 9'1 (3.15m x 2.77m)

### Bedroom Four

7'8 x 7'1 (2.34m x 2.16m)

### Bathroom

7'1 x 5'5 (2.16m x 1.65m)

### Second Floor

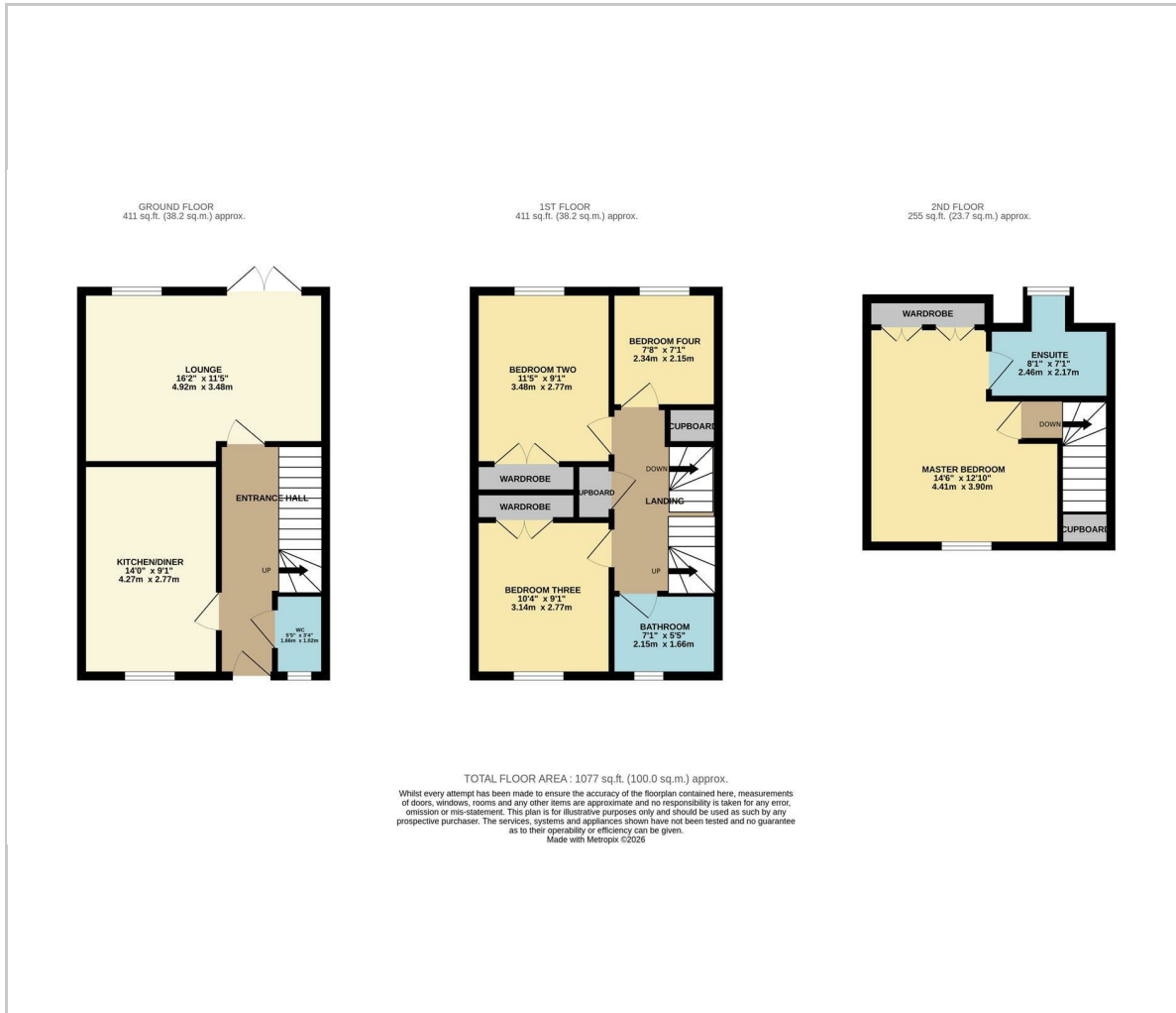
### Master Bedroom

14'6 x 12'10 (4.42m x 3.91m)

### Ensuite

8'1 x 7'1 (2.46m x 2.16m)

## Floor Plan



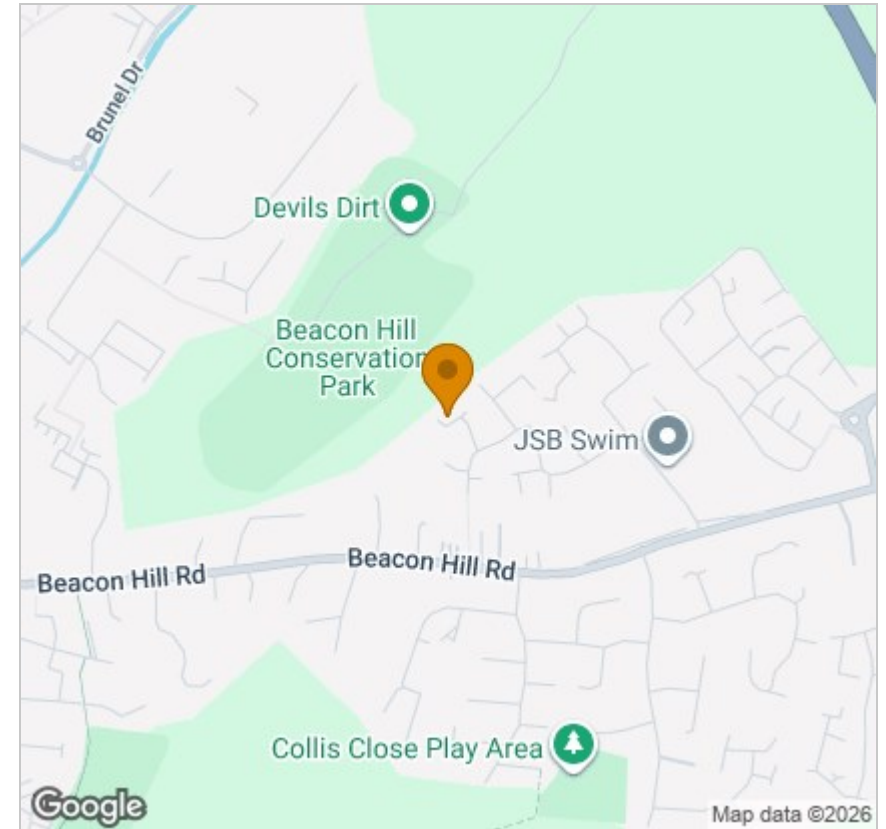
## Viewing

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

