



14 Sutton Avenue  
Newark, NG24 4PA

£220,000



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**\*\*\*EXTENDED FAMILY HOME\*\*\*** This three/four bedroom end terraced property offers space for all the family and offers versatile living space. The ground floor accommodation comprises a spacious entrance hall that leads to the dual aspect lounge diner, kitchen diner and a downstairs WC. The I-shaped extended kitchen diner measures over 19ft and has a range of cream shaker style wall & base units with tiled flooring and spotlights to the ceiling. The first floor landing leads to three bedrooms and a modern family bathroom with a walk in shower, bath, vanity sink unit, WC and a heated towel rail. Bedroom two has stairs leading to the attic which is split into two rooms currently being used as a bedroom and a snug but could be used as office space.

Outside the enclosed rear garden is mainly laid to lawn with trees, a pond, paved seating area, a summer house, and garden sheds. The front provides off road parking that leads to the garage. The property benefits from gas central heating and double glazing.

This property is located within a popular residential area and has easy access to local amenities, local schools, and good transport links to include the A1, A46 & A52. 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 & 15 mins.

### Entrance Hall







**Lounge**  
14'9 x 13'2 (4.50m x 4.01m)

**Dining Area**  
11'3 x 7'10 (3.43m x 2.39m)

**Kitchen Diner**  
19'7 x 15'8 (5.97m x 4.78m)

**Downstairs WC**  
2'9 x 4'6 (0.84m x 1.37m)



**Bedroom One**  
10'10 x 10'8 (3.30m x 3.25m)

**Bedroom Two**  
12'0 x 10'10 (3.66m x 3.30m)

**Bedroom Three**  
10'2 x 8'5 (3.10m x 2.57m)

**Attic Room Bedroom**  
10'10 x 9'7 (3.30m x 2.92m)

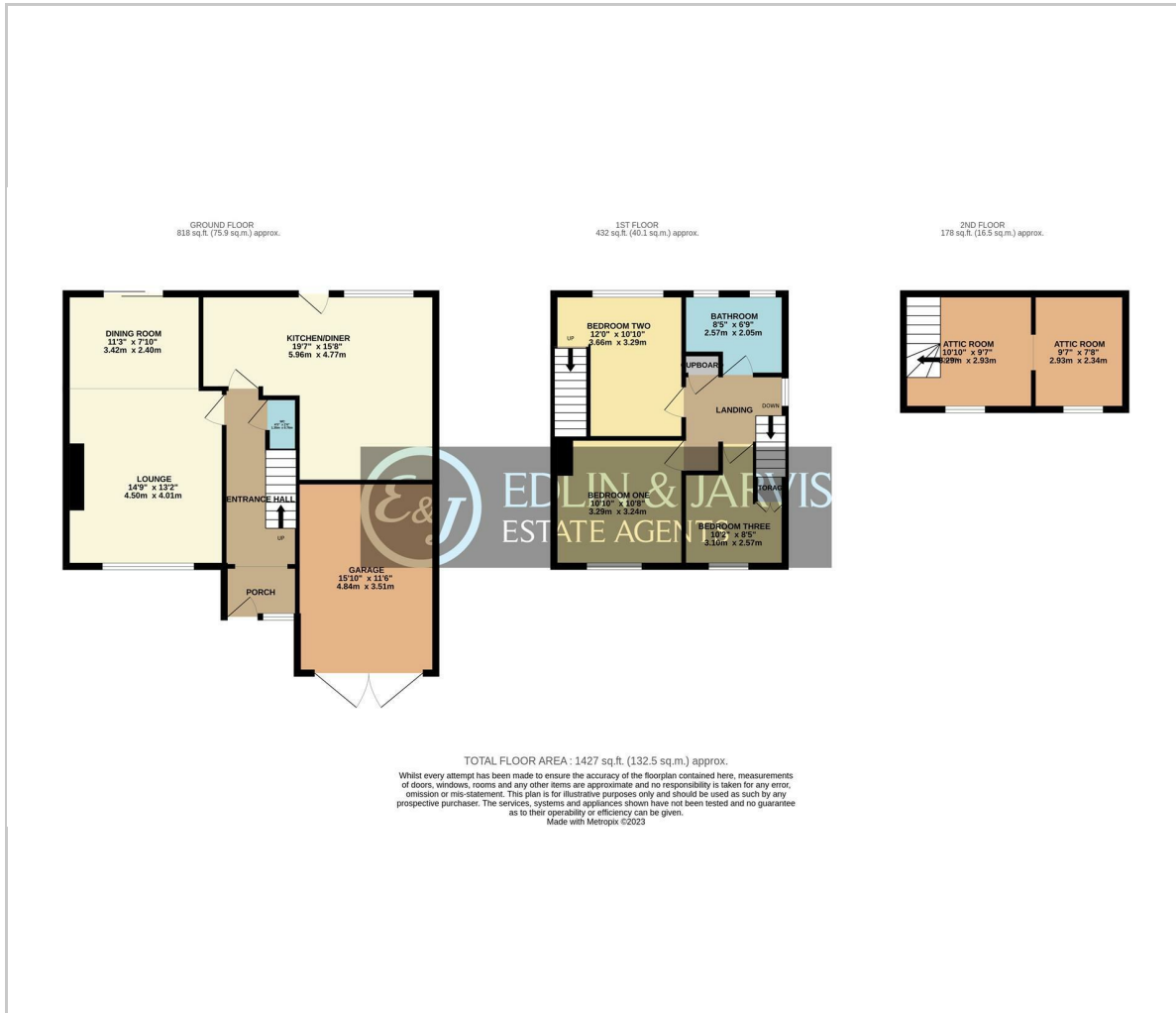
**Second Attic Room**  
9'7 x 7'8 (2.92m x 2.34m)

**Garage**  
15'10 x 11'6 (4.83m x 3.51m)

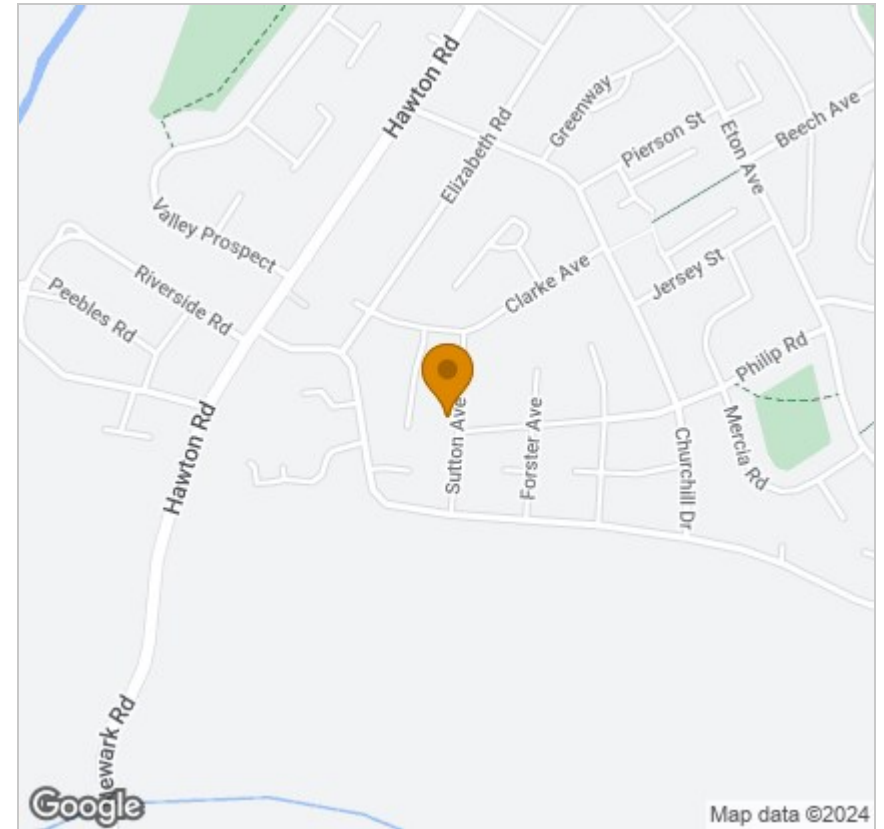




## Floor Plan



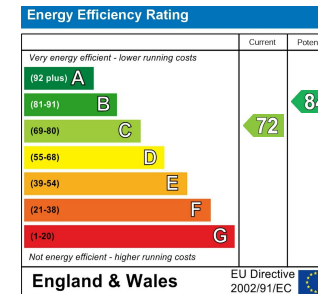
## Area Map



## Viewing

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

## Energy Efficiency Graph



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