



EDLIN & JARVIS  
ESTATE AGENTS



2 Robert Dukeson Avenue  
Newark, NG24 2FF

£290,000



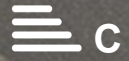
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## 2 Robert Dukeson Avenue

Newark, NG24 2FF

### \*\*\*THE ULTIMATE ENTERTAINER'S RETREAT\*\*\*

This three-bedroom detached home has been extended to the ground floor to create the perfect place for entertaining family and guests.

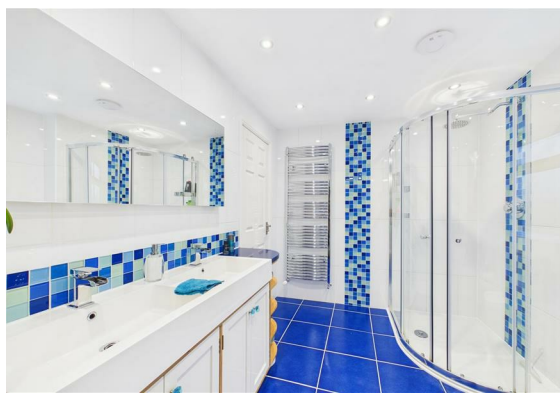
The moment you enter the entrance hall you are greeted by a warm and welcoming atmosphere which continues throughout the ground floor. The lounge designed for quiet and cosy evenings, and the dining room perfect for Sunday roasts this property is perfect for entertaining guests.

The hub of the home is the extended open plan living kitchen diner which has been thoughtfully designed to a high standard and to flow for all occasions. Imagine opening the bifold doors to combine the indoor-outdoor experience whilst enjoying alfresco dining or the summer BBQs on the composite decking. The living kitchen diner is filled with light from two electric Velux windows and boasts integrated appliances such as a Quooker instant hot water tap, oven, combi microwave oven, induction hob, and dishwasher. The kitchen area seamlessly flows into the utility room where you will find an integrated fridge, freezer and washer dryer all complemented with quartz worksurfaces.

Upstairs there are three well-proportioned bedrooms with fitted wardrobes in bedrooms one and two and a spacious family shower room with his and her sinks, large shower, bidet and WC. The master bedroom has a door into the family shower room giving the Jack & Jill experience.

The property benefits from a downstairs WC, gas central heating with a new boiler in 2025, and UPVC double glazing.

Outside there is a large double driveway providing parking for several vehicles that lead to a detached double garage. The enclosed garden is to the side and rear and features a raised composite decking area ideal for your morning coffee.





This property is positioned on a corner plot 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

#### Entrance Hall

#### Lounge

10'6 x 16'5 (3.20m x 5.00m)

#### Dining Room

8'5 x 10'2 (2.57m x 3.10m)

#### Living Kitchen Diner

16'6 x 11'11 (5.03m x 3.63m)

#### Utility Room

8'2 x 10'3 (2.49m x 3.12m)

#### WC

6'8 x 2'9 (2.03m x 0.84m)

#### Landing

#### Bedroom One

8'8 x 13'4 (2.64m x 4.06m)

#### Bedroom Two

10'4 x 6'10 (3.15m x 2.08m)  
excluding wardrobes

#### Bedroom Three

7'8 x 6'6 (2.34m x 1.98m)

#### Shower Room

7'7 x 9'10 (2.31m x 3.00m)

#### Double Garage

21'9 x 16'0 (6.63m x 4.88m)

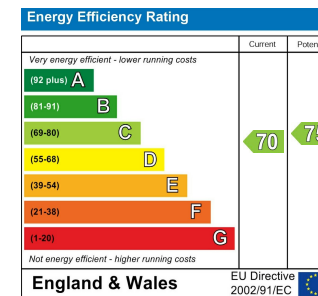
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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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