



**Plot 50, THE EDINGLEY The Avenues, Lord  
Hawke Way, Newark, NG24 4FH**

**£264,995**

**Tel: 01636 611811**

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Attractive 3 Bedroom House
- Flexible Open Plan Living Dining
- Gas Central Heating - Hive Compatible Thermostat
- Fitted Flooring & Carpets Throughout
- EPC - Pending
- Stylish Magnet Kitchens
- Bi-Folding Doors To The Rear Garden
- UPVC Double Glazed Windows Throughout
- Garage

The Avenues is situated in an enviable location with easy access to the historic Newark on Trent town centre amenities. This is combined with excellent commuter and public transport connectivity and leisure facilities on your doorstep.

A new development by Arkwood Living. A developer who is proud to build homes valued by the communities they are part of and The Avenues is no exception. The quality of an Arkwood home is much more than the exceptional level of specification they offer with the houses constructed to outstanding standard of quality.

### **PLOT 50 - THE EDINGLEY**

This is a detached, light and airy 3 bedroom home. The property has brick built elevations in a stylish grey modern slim profile. There are UPVC glazed windows, including tall design feature windows. The property also benefits from fantastic bi-folding doors to the rear garden, so you can open up your home, seamlessly bringing the outdoors in. The property has modern insulation and state of the art home comfort, complemented by gas central heating and compact radiators which are smart thermostat controlled. The property has a east facing garden to the rear with the single garage & off street car parking lying adjacent to the property.

### **LOCAL AREA & AMENITIES**

Newark on Trent is a historic and thriving market town situated just off the A1/A46/A17 with a superb range of historic landmarks and buildings centered around the stunning Newark Castle, beautifully positioned on the banks of the River Trent. This new community of high-quality luxury homes are conveniently located on the outskirts yet still within easy walking distance from the vibrant town centre, making The Avenues simply the perfect place to set up home.

For the keen shopper Newark has an enviable mix of retailers, ranging from high street brands through to smaller 'boutique' style retailers tucked away in some of the quaint parts of the town. This all complemented by a range of coffee shops and cafe's offering plentiful choice for some welcome down time and socialising. Perhaps try a visit on market day and experience the hustle and bustle of the busy market square and sample some fresh local produce from a whole host of market vendors. Add all of this to a great selection of leading supermarkets within the town and your every need will be catered for.

When it comes to leisure time, Newark has a superb selection of options to choose from.

This ranging from first class gyms and leisure centres to a number of local parks that include children's playgrounds and on-site cafes, perfect for relaxing and whiling away a few hours. Newark also has a great choice of bars and restaurants, so if you're looking to enjoy a meal with friends and family or just a night out on the town, there's something for everyone.

For those wanting to explore just a little further afield, Sherwood Forest and the legendary attraction of Robin Hood are just a short drive away, perfect for a family day out. Historic Lincoln is always worth a visit. Just a short drive or train journey away. For those that seek the bright lights of the big city, then try a visit to Nottingham, just a 30 minute train journey puts you right in the heart of things.

Newark benefits from direct mainline connectivity to London Kings Cross, with fastest journey times of 75 minutes. The East Coast mainline also connects directly to Doncaster, Leeds, Peterborough, Newcastle and Edinburgh, perfect for those with family, work or social connections north and south.

## **GROUND FLOOR**

### **ENTRANCE HALL**

Entrance hallway, with entrance matting leads through to a stylish kitchen. A winder staircase has a convenient storage area beneath and leads up to the first floor.

### **WC**

3'5" x 7'2" (1.05 x 2.19)

With WC and wash hand basin and contemporary Amtico luxury vinyl flooring.

### **LIVING DINING ROOM**

16'11" x 17'6" (5.165 x 5.34)

This flexible space is open plan to the kitchen. It will benefit from contemporary vinyl Amtico luxury floor covering, multimedia points, including phone, digital aerial and also Sky Q compatibility. The bi fold doors open out onto the rear patio and garden, providing a light and airy extended entertaining space.

### **KITCHEN**

8'6" x 10'5" (2.6 x 3.2)

With the option of either a contemporary or traditional "Shaker" style units with soft door and drawer closes and a choice of handles. All integrated standard appliances are Zanussi, with the ability to upgrade. The kitchen area is open plan, flowing into the light and spacious lounge/dining area.

## **FIRST FLOOR**

### **LANDING**

With high quality fitted carpets in a colour of your choice, choosing from the selected range.

### **BEDROOM ONE**

10'2" x 13'2" (3.115 x 4.035)

A light airy room, with full height large window. There are also high quality fitted carpets in a colour of your choice, choosing from the selected range, space for fitted wardrobes, compact radiator, multimedia points including phone, digital aerial and Sky Q compatibility.

### **EN SUITE**

3'9" x 6'10" (1.15 x 2.1)

With vinyl floor covering, a white contemporary bathroom suite with chrome fittings, including WC, wash hand basin and shower. There is full height tiling around the shower and a range of further finishes available.

### **BEDROOM TWO**

9'2" x 14'2" (2.815 x 4.325)

With high quality fitted carpets in a colour of your choice, choosing from the selected range, compact radiator and tv point.

### **BEDROOM THREE**

7'10" x 10'9" (2.4 x 3.3)

With high quality fitted carpets in a colour of your choice, choosing from the selected range, compact radiator and tv point.

### **BATHROOM**

5'6" x 6'10" (1.7 x 2.1)

Comprising a contemporary bathroom suite, with chrome fittings. This will include a bath with shower over, vanity unit with wash hand basin and wc. There is full height tiling around the bath and vinyl floor covering and a chrome heated towel rail.

### **GARDEN**

The good sized east facing rear garden will be grass seeded and benefit from a paved patio area. To the front is a small area of low level planting. To the side of the front door is a useful external store.

### **GARAGE**

The single garage lies adjacent to the property, generous in size and has personal access to the garden for storage purposes. There is also useful off road parking in front of the garage.

### **SPECIFICATION**

Arkwood are proud to offer a high base specification all included in the price of your new home. However wide ranging personalisation is available to make sure your Arkwood home is exactly as you want it.

For full details and specification options please call Richard Watkinson & Partners, or make an appointment at the Arkwood on-site show home opening from the middle of May 2021.

### **STREET SCENE**

### **TENURE**

The property is freehold, with vacant possession upon legal completion.

### **VIEWING**

The plot is currently being constructed, with an anticipated build completion of Spring 2022. Reservation from plan is available and full details and drawings are available with the selling agents, currently by appointment only due to Covid-19 restrictions.

### **SHOW HOME PHOTOS**

### **MORTGAGE**

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### **POSSESSION**

Vacant possession will be given on completion.

### **SERVICES**

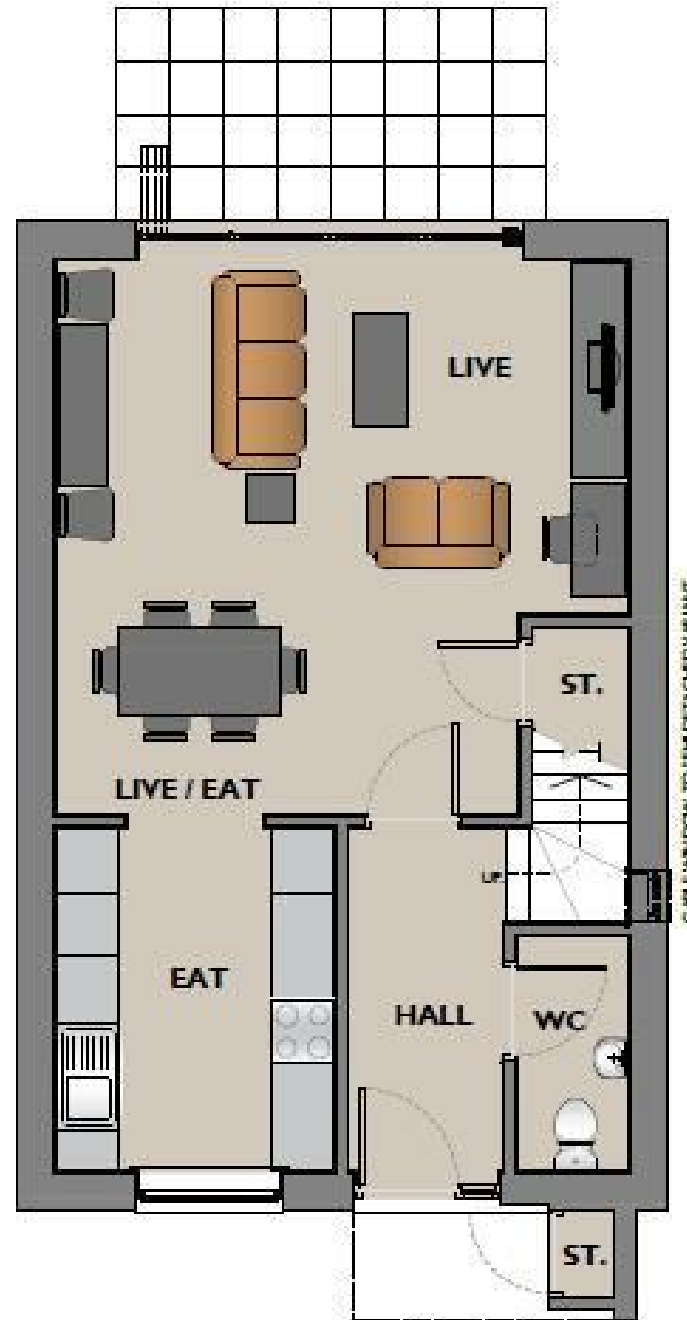
Mains water, electricity, gas and drainage are all connected to the property.

## The Avenues

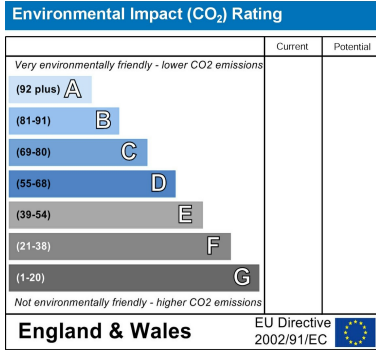
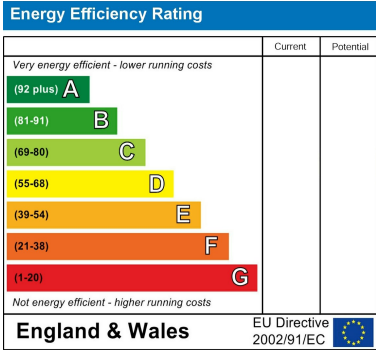
-  **THE BUDDY**  
2x4 APARTMENTS (RETIREMENT)
-  **THE OSSINGTON**  
2x4 BUNGALOW (RETIREMENT)
-  **THE LOWDHAM**  
2x4 APARTMENTS (MILKAVIT 1)
-  **THE OXTON**  
2x4 APARTMENTS (MILKAVIT 2)
-  **THE FARNDON**  
2x4 APARTMENTS (MILKAVIT 3)
-  **THE KIRTON**  
2x4 HOUSEHOLDS
-  **THE AVERHAM**  
2x4 COACH HOUSE
-  **THE WINTHORPE**  
2x4 TERRACED HOUSE
-  **THE COLLINGHAM**  
2x4 BUNGALOW
-  **THE EDINGLEY**  
2x4 LEASE HOUSE
-  **THE HOVERINGHAM**  
2x4 CONDO HOUSE
-  **THE ROLLESTON**  
2x4 UNLINKED TERRACED HOUSE
-  **THE MAPLEBECK**  
2x4 TOWNHOMED DETACHED HOUSE  
2x4 BLOWN HOUSE
-  **THE GONALSTON**  
2x4 2.5 STOREY HOUSE
-  **THE CAUNTUN**  
4x4 STANDARD HOUSE
-  **CP - CAR PORT**
-  **BCP - BIN COLLECTION POINT**
-  **BS - BIN STORAGE**







**The Edingley**  
GROUND FLOOR



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

Thinking of selling? For a FREE no obligation quotation call 01636 611811



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