



4 Stadium Avenue, Newark, NG24 4GD

£280,000

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PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

A contemporary three storey mid-terrace home constructed by Arkwood Homes in 2023, offering stylish and flexible family accommodation within a well designed modern development conveniently located close to Newark town centre.

4 Stadium Avenue provides well planned living space arranged over three floors, ideal for modern lifestyles. The property is finished in a contemporary style throughout and benefits from a high quality specification, making it an appealing home for a range of buyers including families, professionals and those seeking a low maintenance modern property.

The accommodation begins with an entrance hall and ground floor WC. There is an impressive open plan living, dining and kitchen space which forms the heart of the home. This bright and sociable room is enhanced by bi-fold patio doors opening onto the enclosed rear garden, creating an excellent connection between indoor and outdoor living. The kitchen is fitted with stylish modern units and integrated Zanussi appliances, providing a practical and attractive cooking space.

To the first floor there are two spacious double bedrooms along with a well appointed family bathroom. The second floor is dedicated to the principal bedroom suite, which benefits from its own ensuite shower room and provides a comfortable and private retreat. Two of the bedrooms feature French doors opening to front facing glass Juliette balconies.

The layout of the property, arranged across three floors, also offers flexibility which may appeal to multi-generational family living, allowing for separation of living and sleeping areas where required.

Outside, the property enjoys a neatly arranged enclosed rear garden providing a pleasant outdoor space for relaxing and entertaining. A rear gate gives convenient access to the car port and parking located to the rear of the property.

The property is situated approximately one mile from Newark town centre and enjoys excellent access to local

facilities. Within the immediate vicinity there is a leisure centre with swimming pool along with a YMCA activity centre offering a wide range of sports and recreational activities.

Newark-on-Trent is a thriving and historic market town which offers an excellent range of amenities including national and independent shops, supermarkets, cafes, restaurants and leisure facilities. The town also provides well regarded schools and a vibrant market place.

Newark is particularly well placed for commuters, with two railway stations including Newark North Gate offering direct high speed rail services to London King's Cross in around 75 minutes. The town also benefits from excellent road links via the A1, A46 and A17, providing convenient access to Nottingham, Lincoln and the wider region.

4 Stadium Avenue therefore represents an excellent opportunity to acquire a modern home with flexible living accommodation, ideally positioned for access to Newark's amenities and excellent transport connections.

Constructed of brick under a tiled roof covering. The central heating is gas fired, has HIVE controls and windows are uPVC double glazed.

## GROUND FLOOR

### ENTRANCE HALL

8'3 x 7'5 (2.51m x 2.26m)

(overall measurement including staircase).



Composite front entrance door, vinyl flooring, radiator. Staircase to first floor.

### WC

Fitted with a modern white suite comprising low suite WC and wash hand basin, radiator, extractor fan, vinyl flooring.

### OPEN PLAN KITCHEN

13'11 x 8'10 (4.24m x 2.69m)



UPVC double glazed window to the front. The kitchen is fitted with stylish pale grey and navy Shaker style units by Magnet with integrated Zanussi appliances including a dishwasher, washer/dryer, fridge, electric oven and gas hob

with extractor over. The units include base cupboards, drawers and integrated pull out bins, working surfaces over with inset stainless steel one and a half bowl sink and drainer, eye level wall mounted cupboards and a cupboard housing the Worcester gas fired combination boiler. Additionally there is ample space for a dining table. Radiator. Open plan to:



**LIVING AND DINING AREA**  
17'5 x 12'3 (5.31m x 3.73m)



UPVC rear facing bifold patio doors linking to the enclosed rear garden. Radiator, useful built in storage cupboard below stairs.



**FIRST FLOOR**

**LANDING**

With staircase to second floor.

**BEDROOM TWO**

17'6 x 8'9 (5.33m x 2.67m)



Two rear facing uPVC double glazed windows, radiator.



**BEDROOM THREE**

14' x 9'9 (4.27m x 2.97m)



Walk in storage cupboard, uPVC double glazed French doors opening to glass Juliet balcony.

## FAMILY BATHROOM

7'4 x 6'6 (2.24m x 1.98m)



Fitted with a contemporary design white suite comprising panelled bath, tiling to splashbacks, rain shower over and glass shower screen. Wash hand basin with gloss finish vanity cupboard under, low suite WC, heated chrome towel radiator, extractor fan.

## SECOND FLOOR

### LANDING

Radiator, door giving access to useful loft storage space.

## BEDROOM ONE

17'5 x 9'10 (5.31m x 3.00m)



UPVC double glazed French doors opening to a glass Juliet balcony. Radiator.

## EN-SUITE SHOWER ROOM

7'4 x 6'4 (2.24m x 1.93m)



Fitted with a contemporary design white suite comprising low suite WC, pedestal wash hand basin, double shower cubicle with tiling to splashbacks. Wall mounted electric shower over, heated chrome towel radiator, extractor fan.

## OUTSIDE



A hand gate leads to the enclosed frontage and pathway to the front door. To the side of the front door is a useful external store. The pleasant rear garden is enclosed and laid out with a paved patio terrace, lawn garden and pathway leading to the rear gate which conveniently gives access to the car port and parking located at the rear.

## CAR PORT



The single car port lies to the rear of the property and offers a convenient covered car parking space.

## TENURE

The property is freehold.

**SERVICES**

Mains water, electricity, gas and drainage are all connected to the property. The central heating system is gas fired and has HIVE controls.

**VIEWING**

Strictly by appointment with the selling agents.

**POSSESSION**

Vacant possession will be given on completion.

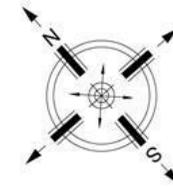
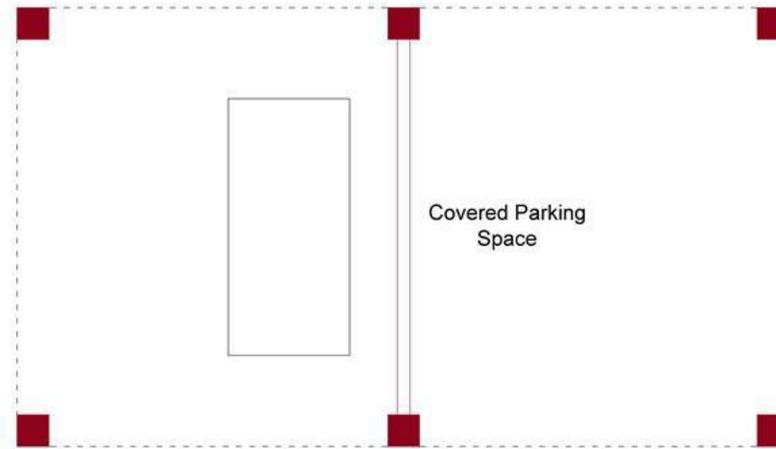
**MORTGAGE**

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.

**COUNCIL TAX**

The property comes under Newark and Sherwood District Council Tax Band C.

4 Stadium Avenue, Newark  
Approximate Gross Internal Area = 108 sq.m/1158 sq.ft



Carport

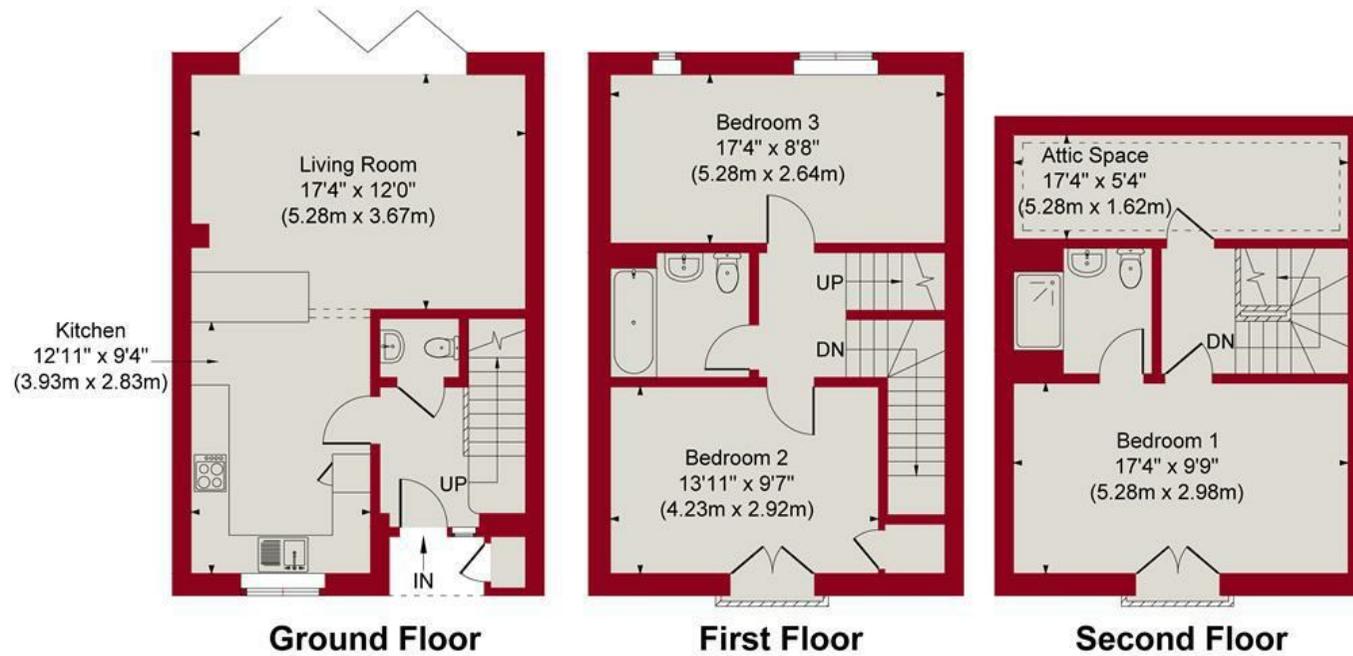
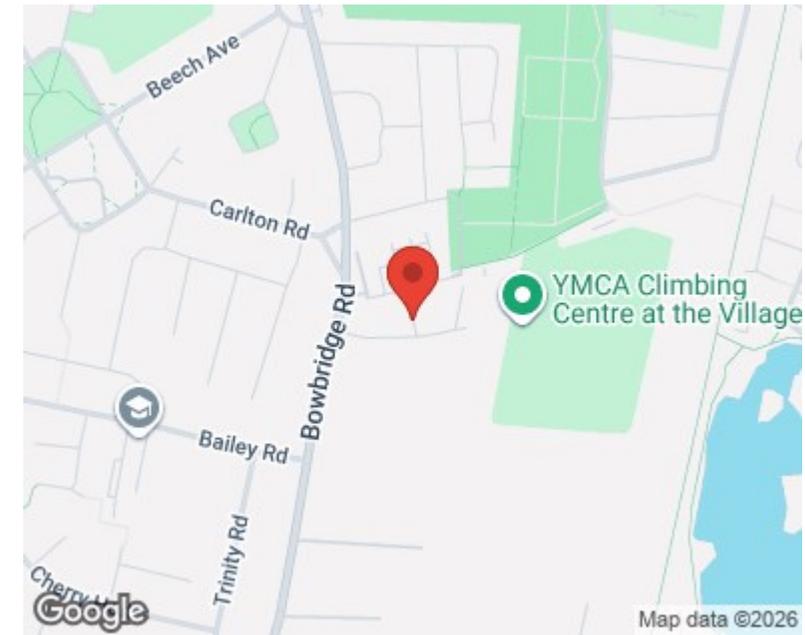


Illustration for identification purposes only, measurements are approximate, not to scale.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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Thinking of selling? For a FREE no obligation quotation call 01636 611 811



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