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ESTATE AGENTS



2 Laburnum Close  
Balderton, Newark, NG24 3AF  
Offers Over £300,000



## 2 Laburnum Close

Balderton, Newark, NG24 3AF

**\*\*\*A HIDDEN GEM\*\*\*** Spacious Three-Bedroom Detached Bungalow

Nestled at the quiet head of a private cul-de-sac, this beautifully maintained three double bedroom detached bungalow offers the perfect blend of space, comfort, and privacy. Extended, this home is ideal for those seeking single-level living without compromising on room to breathe.

### The Living Space

Upon entering through the welcoming entrance hall, you are led into the heart of the home. The property features:

- **Extended Kitchen/Diner:** A true showstopper. This bright, expansive space serves as the social hub of the home, perfect for morning coffees or hosting dinner parties.
- **Spacious Lounge:** A cosy yet airy retreat designed for relaxation, featuring large windows that invite an abundance of natural light.
- **Practicality First:** The home includes a dedicated laundry room and an integrated garage, ensuring chores and storage are kept tucked away.

### The Bedrooms & Bathrooms

The layout has been thoughtfully designed to provide privacy and comfort for family or guests:

- **Master Suite:** A generous double bedroom featuring its own private en-suite, providing a touch of luxury.
- **Two Further Double Bedrooms:** Both well-proportioned, offering flexibility for use as guest rooms, a home office, or a hobby space.
- **Family Bathroom:** A modern, well-appointed suite serving the rest of the home.

### Outdoor Oasis

The exterior of the property is just as impressive as the interior. The rear garden is a private sanctuary, boasting:

- An array of mature shrubs and bushes providing year-round color.
- A paved seating area perfect for alfresco dining and entertaining.
- A charming summer house, ideal for a garden retreat or outdoor studio.

This property has easy access to Newark Town centre, amenities, local primary, high and private schools, and good transport links to include the A1. Newark Northgate train station is within easy reach where the East Coast mainline to London Kings Cross can be reached in 1 hour and 15 minutes.





**Entrance Hall**  
19'10 x 3'7 (6.05m x 1.09m)

**Lounge**  
11'3 x 15'6 (3.43m x 4.72m)

**Kitchen Diner**  
10'6 x 18'9 (3.20m x 5.72m)

**Bedroom One**  
9'8 x 14'7 (2.95m x 4.45m)

**Ensuite**  
7'1 x 4'9 (2.16m x 1.45m)

**Bedroom Two**  
12'3 x 9'7 (3.73m x 2.92m)

**Bedroom Three**  
12'1 x 9'7 (3.68m x 2.92m)

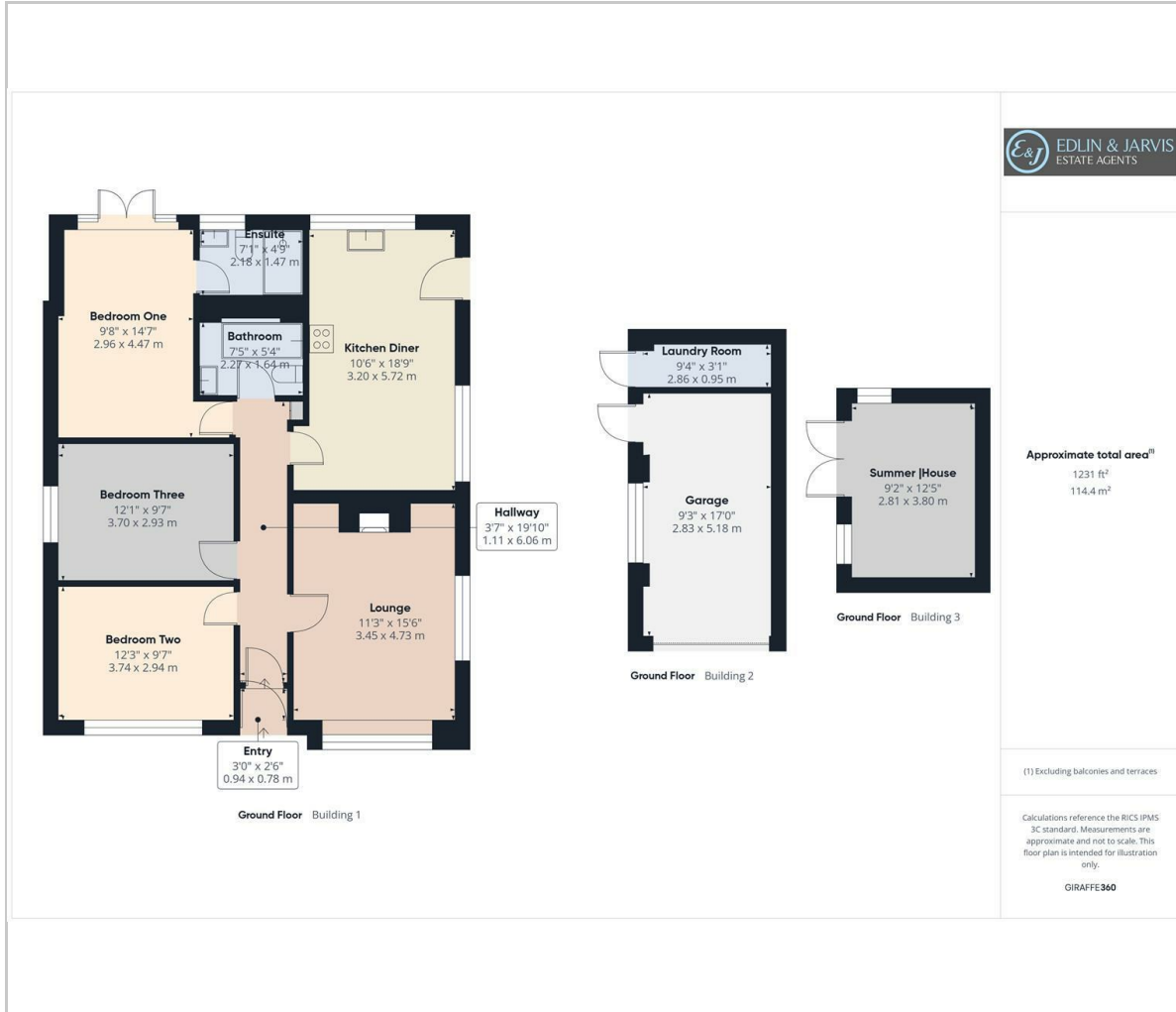
**Bathroom**  
7'5 x 5'4 (2.26m x 1.63m)

**Laundry Room**  
9'4 x 3'1 (2.84m x 0.94m)

**Garage**  
9'3 x 17'0 (2.82m x 5.18m)

**Summer House**  
9'2 x 12'5 (2.79m x 3.78m)

## 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

