

EDLIN & JARVIS
ESTATE AGENTS

4 Kingsway

Balderton, Newark, NG24 3DJ

Asking Price £325,000 to £325,000

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A MASTERPIECE OF MODERN LIVING: BEAUTIFUL FAMILY RETREAT

Nestled in a cul-de-sac, this stunning four-bedroom detached residence is more than just a house; it is a meticulously maintained home that radiates warmth and sophistication. Having been "much loved" by the current owners, every corner of this property reflects a commitment to quality and a keen eye for design.

The Heart of the Home: Five years ago, the property underwent a transformative extension to create what is now the undisputed crown jewel of the residence: a breathtaking open-plan living kitchen and diner with seamless indoor-outdoor Living the bi-fold doors dissolve the boundary between the interior and the garden, flooding the space with natural light. It is the ultimate social hub designed for grand entertaining and cosy family Sundays alike, this expansive area is where memories are made.
The ground floor layout transitions perfectly from the spacious, inviting lounge to the welcoming entrance hall, supported by a practical utility room and a ground floor WC.

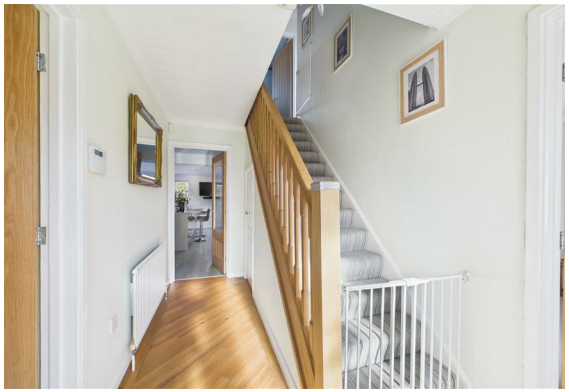
Elegance in Every Detail: The journey to the first floor is guided by an oak staircase. Upstairs, the home continues to impress with four well-proportioned bedrooms, each room offers a peaceful sanctuary with ample space for rest and storage all served by a family bathroom.

Your Outdoor Oasis: The exterior of the property is as curated as the interior, offering a blend of curb appeal and private tranquillity. A professionally landscaped masterpiece featuring a large paved terrace, perfect for alfresco dining or a quiet morning coffee framed by an array of colourful shrubs, lush greenery providing a vibrant backdrop all year round.
The front is an attractive lawned area that enhances the home's presence within the cul-de-sac with off-road parking leads directly to a substantial garage.

























This is a rare opportunity to acquire a home where the heavy lifting has already been done. From the architectural extension to the landscaped grounds, this property is ready for its next chapter."

Experience the flow, the light, and the lifestyle for yourself. This isn't just a move; it's an upgrade.

Situated in the sought-after area of Balderton, this home offers a friendly community feel with easy access to local schools, shops, parks, and transport links. London Kings Cross can be reached in 1 hour and 15 minutes from Newark Northgate Train Station.

Entrance Hall
12'7 x 6'3 (3.84m x 1.91m)

Lounge
20'11 x 9'11 (6.38m x 3.02m)

Kitchen Dining Area
22' x 13'1 (6.71m x 3.99m)

Living Area
12'1 x 11'7 (3.68m x 3.53m)

Laundry Room
5'8 x 8'10 (1.73m x 2.69m)

WC
4'11 x 8'7 (1.50m x 2.62m)

Landing

Bedroom One
10'1 x 12'6 (3.07m x 3.81m)

Bedroom Two
12'4 x 9'10 (3.76m x 3.00m)

Bedroom Three
8'3 x 9'3 (2.51m x 2.82m)

Bedroom Four
8'5 x 8'5 (2.57m x 2.57m)

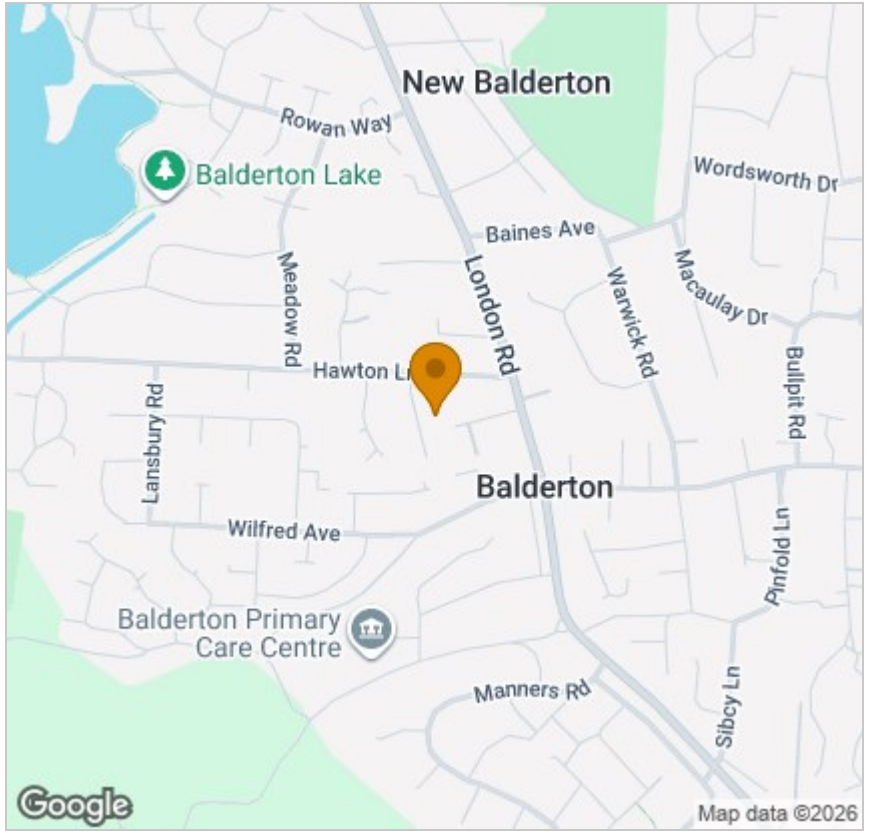
Bathroom
5'6 x 7'11 (1.68m x 2.41m)

Garage
16'11 x 9'3 (5.16m x 2.82m)

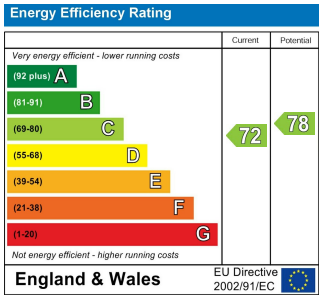
Floor Plan



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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