EDLIN & JARVIS
ESTATE AGENTS

13 Baines Avenue

New Balderton, Newark, NG24 3BL

Guide Price £270,000 to £280,000

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EXQUISITE TWO BEDROOM DETACHED BUNGALOWGuide Price £270,000 to £280,000.

A Masterclass in Modern Renovation: Prepare to be impressed by this meticulously transformed detached bungalow on Baines Avenue. Renovated from top to bottom with an uncompromising eye for detail, this home blends traditional character with a bold, contemporary aesthetic. From the vibrant feature walls to the high-end fixtures, every inch of this residence feels brand new and "turn-key" ready.
The Interior
The Welcome: A bright, expansive entrance hallway featuring high ceilings and beautiful wood-effect flooring sets the tone for the rest of the home.

The Lounge: A sophisticated retreat centered around a traditional feature fireplace. The room is elevated by elegant arched alcoves with custom integrated lighting and a striking teal backdrop.

The Chef's Kitchen: The heart of the home is this stunning dual-tone kitchen. It boasts sleek white and sage cabinetry, premium integrated appliances (including a high-level oven and microwave), and pristine white worktops that wrap around into a convenient breakfast area.

The Spa-Style Bathroom: A true showstopper. This four-piece sanctuary features a classic claw-foot roll-top bath, a separate walk-in rainfall shower, and a stylish vanity unit—all set against a deep teal feature wall.

The Bedrooms: Two beautifully presented double bedrooms, both flooded with natural light and finished in calming, contemporary tones.

The Exterior & Garden
The outdoor space is an entertainer's dream. The rear garden has been thoughtfully landscaped to include:
The Summer House: A versatile timber garden room with French doors—perfect for a home office, hobby room, or reading retreat.
Outdoor Living: A large patio area and raised decking under a stunning timber pergola, ideal for alfresco dining.

Curb Appeal: The front features a pristine block-paved driveway providing ample off-road parking, leading to a detached garage.

Location: Situated in the heart of New Balderton, you are perfectly placed for local amenities, and easy access to Newark town centre, A1 and transport links.

Entrance Hall

Lounge
11'10 x 13'8 (3.61m x 4.17m)

Kitchen Diner
22'1 x 7'0 (6.73m x 2.13m)

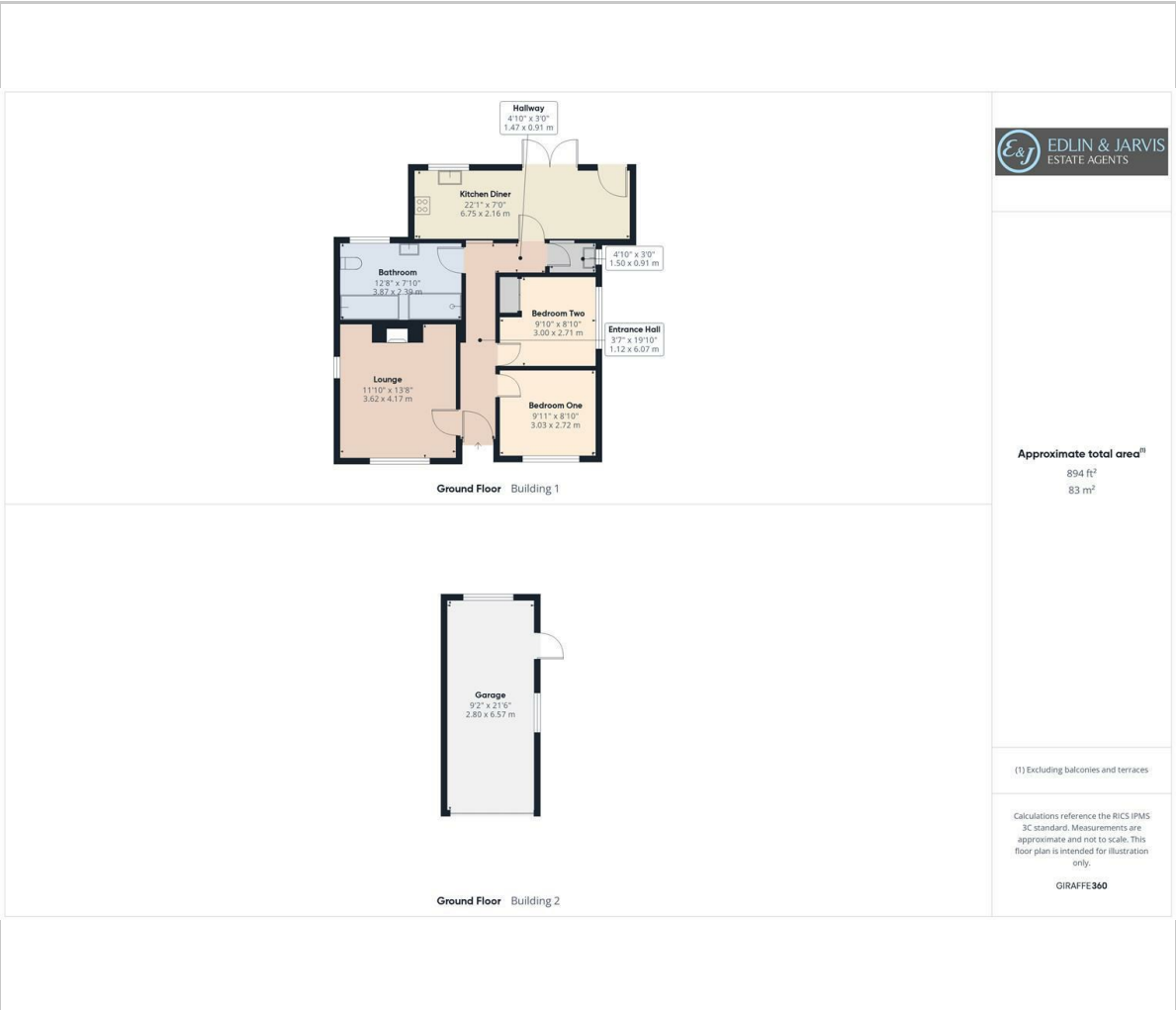
Bedroom One
9'11 x 8'10 (3.02m x 2.69m)

Bedroom Two
9'10 x 8'10 (3.00m x 2.69m)

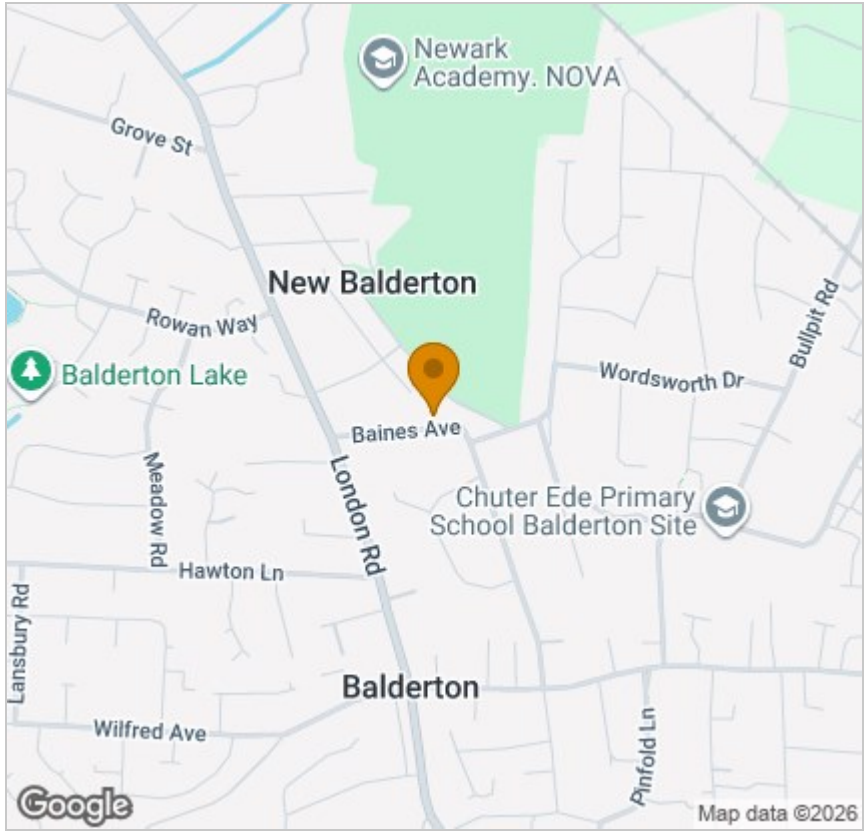
Bathroom
12'8 x 7'10 (3.86m x 2.39m)

Garage
9'2 x 21'6 (2.79m x 6.55m)

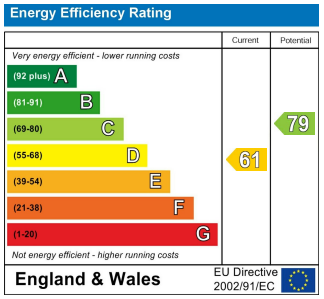
Floor Plan



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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36 Middle Gate, Newark, NG24 1AL
Tel: 01636 555043 Email: enquiries@edlinandjarvis.co.uk https://www.edlinandjarvis.co.uk/