



EDLIN & JARVIS  
ESTATE AGENTS



6 Catkin Way  
Balderton, NG24 3DT

Asking Price £240,000



## 6 Catkin Way

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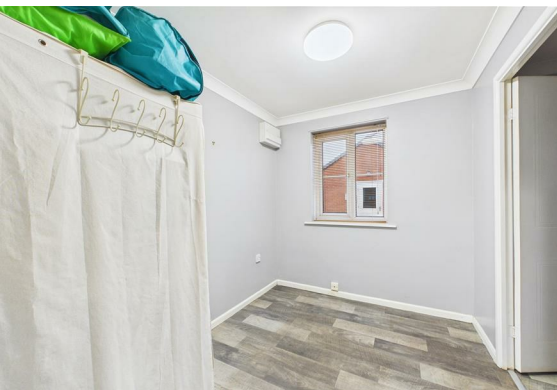
**\*\*\*WALKING DISTANCE TO BALDERTON LAKE\*\*\*** Nestled in the charming area of Catkin Way, Balderton, this delightful, detached bungalow offers a perfect blend of comfort and convenience. This property is being sold with no upward chain

The bungalow boasts a spacious entrance hall, lounge, a kitchen that opens onto the dining area, a garden room, two/three bedrooms with ensuite to master and a family bathroom providing ample space for relaxation and entertainment. Whether you prefer a cosy evening in the lounge, a formal gathering in the dining area, or a quiet reading nook, this home caters to all your needs. The layout is thoughtfully designed to ensure a seamless flow between the living spaces, making it perfect for both everyday living and hosting guests.

Outside the property benefits from two driveways, a detached garage and an easy maintenance enclosed rear garden.

Set in a tranquil neighbourhood, this property is ideal for those seeking a serene lifestyle while still being within easy reach of local amenities, schools, and transport links. The surrounding area is known for its friendly community and picturesque surroundings. Balderton lake is a short walk away for the outdoor enthusiasts to enjoy, making it a wonderful place to call home.





**Entrance Hall**

**Lounge**  
14'3 x 12'2 (4.34m x 3.71m)

**Kitchen**  
14'6 x 8'8 (4.42m x 2.64m)

**Dining Area**  
9'5 x 8'7 (2.87m x 2.62m)

**Garden Room**  
7'8 x 7'4 (2.34m x 2.24m)

**Bedroom One**  
11'10 x 11'3 (3.61m x 3.43m)

**Ensuite**  
5'0 x 6'0 (1.52m x 1.83m)

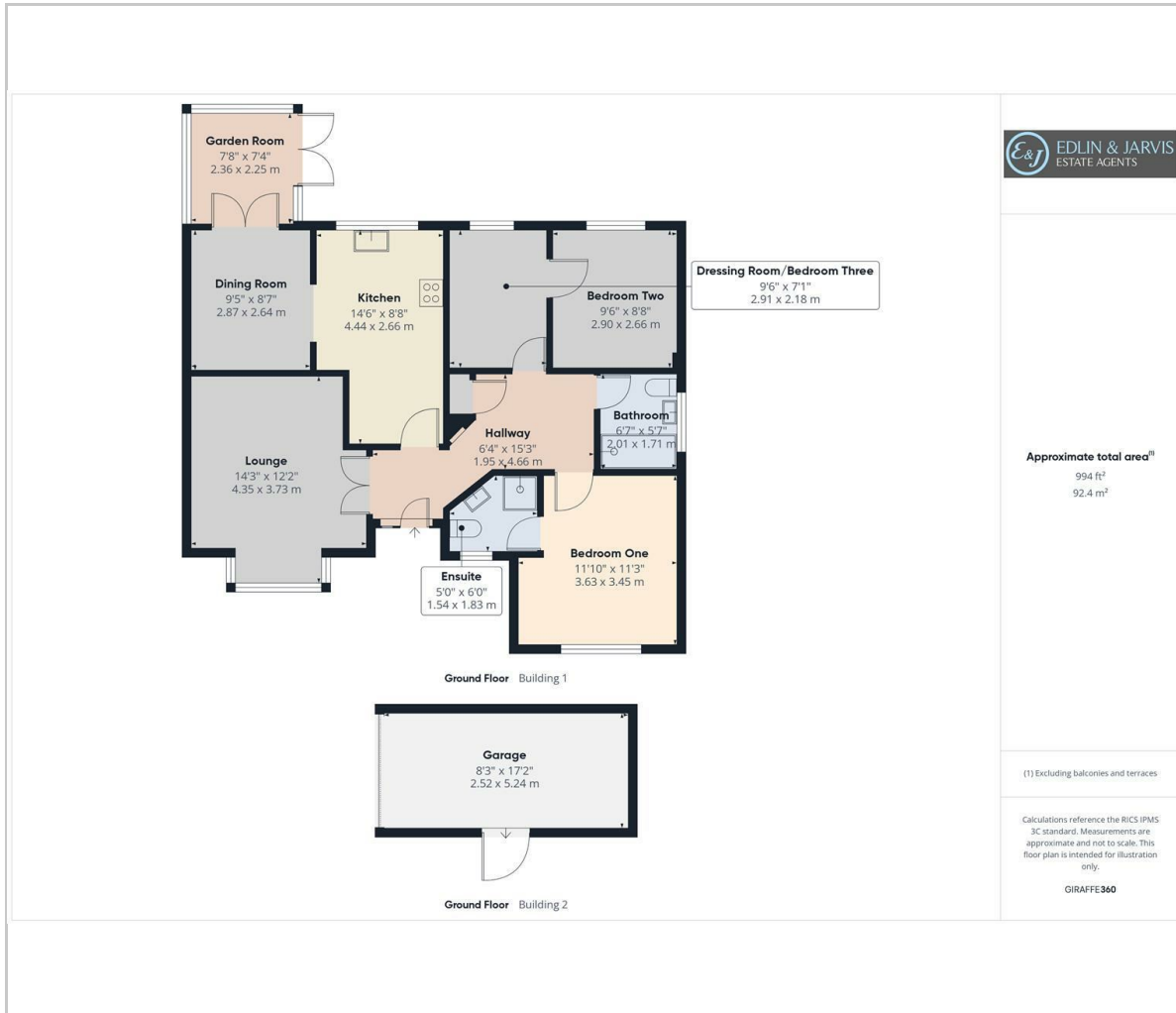
**Bedroom Two**  
9'6 x 8'8 (2.90m x 2.64m)

**Dressing Room/Bedroom Three**  
9'6 x 7'1 (2.90m x 2.16m)

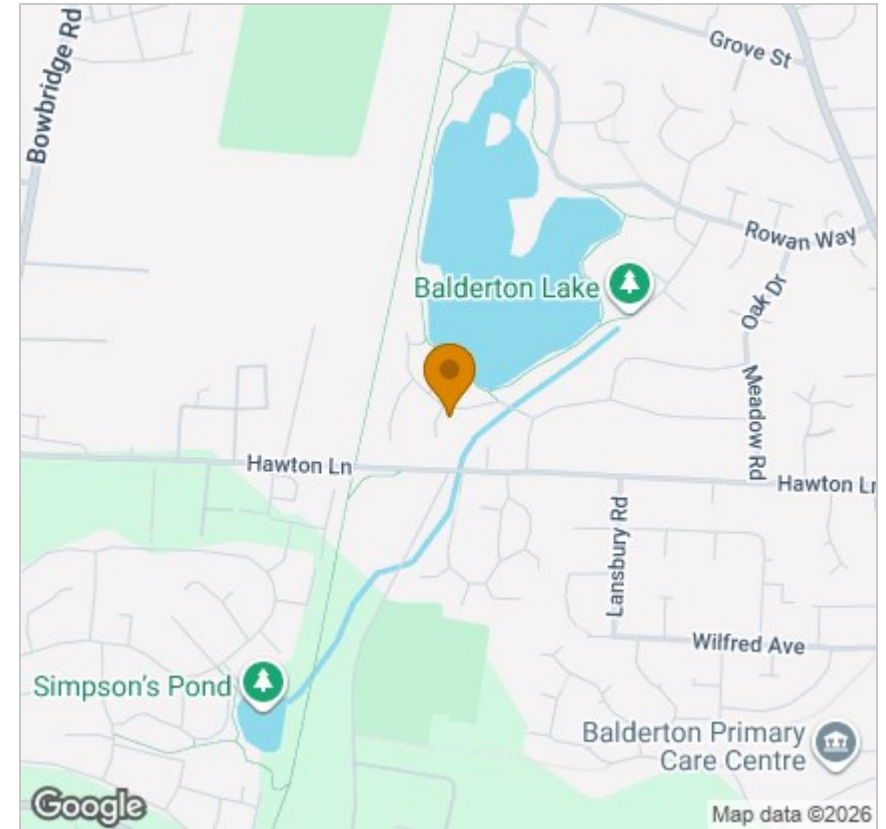
**Bathroom**  
6'7 x 5'7 (2.01m x 1.70m)

**Garage**  
8'3 x 17'2 (2.51m x 5.23m)

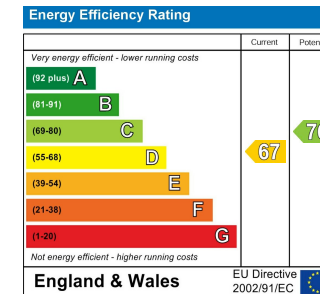
## Floor Plan



## 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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