



30 Nelson Road
New Balderton, Newark, NG24 3EL

£200,000

 3  1  1  C

30 Nelson Road

New Balderton, Newark, NG24 3EL

LARGE DRIVEWAY This three bedroom semi detached family home is positioned in a popular location and would make great first time buy. This property has been loved by the current owners since the property was built in the 1980s, they had a new gas central heating boiler installed in 2023. The accommodation comprises an entrance hallway, spacious lounge, kitchen diner, three bedrooms with fitted wardrobes to the master and a modern family shower room. The property also benefits from UPVC double glazing, a large driveway providing parking for several vehicles and a detached garage. Outside, the rear garden is enclosed and is easy maintenance with a large garden shed and a side access gate.

This property is located within a popular area in Balderton and has many amenities to include supermarkets, schools, vets, doctors and has easy access to transport links to include the A1, A52 & A46. Balderton lake nature reserve is less than half a mile away making it within walking distance and offers beautiful tranquil walks. Newark is a busy market town situated on the River Trent. Nottingham, Lincoln and Leicester all lie within commuting distance, whilst the east coast mainline allows London King Cross to be reached within 1 hour.

Entrance Hall

Lounge

14'5 x 11'6 (4.39m x 3.51m)





Kitchen Diner
14'9 x 8'3 (4.50m x 2.51m)

Bedroom One
12'0 x 8'6 (3.66m x 2.59m)

Bedroom Two
8'6 x 8'3 (2.59m x 2.51m)

Bedroom Three
8'9 x 6'3 (2.67m x 1.91m)

Shower Room
6'9 x 5'1 (2.06m x 1.55m)

Garage
15'3 x 8'0 (4.65m x 2.44m)



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

Area Map



Energy Efficiency Graph

