



EDLIN & JARVIS
ESTATE AGENTS



191a London Road
Balderton, Newark, NG24 3BW

£375,000



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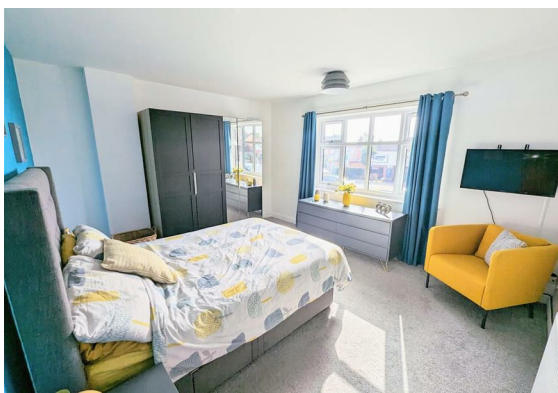
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191a London Road

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ELEGANT & STYLISH DETACHED FAMILY HOME This four bedroom detached residence is nestled within the highly sought after location of London Road and has been extended and refurbished by the current owners. Their attention to detail is noticeable the moment you enter the entrance hall with their contemporary style. The property offers versatility and there is also planning permission for a single storey extension to provide a garage and reception room and conversion of the existing garage to a garden room/office. (application number 22/02027/House. The hub of the home is the fabulous open plan living kitchen diner with Bifold doors opening onto the seating terrace. This extends over 15ft providing a range of contemporary wall and base units with quartz worksurfaces, spotlights and parquet flooring. Integrated appliances include a dishwasher, fridge freezer, oven, combi oven, five ring gas hob and a stylish wall mounted extractor hood. The rest of the ground floor accommodation comprises an inviting entrance hall, bow fronted lounge with a feature fireplace housing a multi burning stove, utility room, downstairs WC and bedroom four which could be used as an office. The first floor landing leads to three bedrooms and a four piece contemporary bathroom. The property benefits from gas central heating, UPVC double glazing and TV aerial points in all four bedrooms, the kitchen and lounge. Externally the property boasts an extensive gated driveway with block paving to the front providing ample off road parking and a lawn area.

There is further parking to the rear that would be suitable for a motorhome. The rear garden is laid to lawn with raised borders, a raised seating terrace, a further seating area, garden shed and access to the detached garage which has power and lighting.





Location

This property is located with the popular area of Balderton on London Road and has easy access to many amenities to include supermarkets, schools, doctors and good transport links such as the A1, A46 & the A52.

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 & 15 minutes

Entrance Hall

Lounge

14'4 x 14' (4.37m x 4.27m)

Living Kitchen Diner

15'4 x 12'5 (4.67m x 3.78m)

Utility Room

8'1 x 6'6 (2.46m x 1.98m)

Downstairs WC

3'5 x 2'5 (1.04m x 0.74m)

Bedroom Four/Office

12'10 x 6'10 (3.91m x 2.08m)

Landing

Bedroom One

14'0 x 11'8 (4.27m x 3.56m)

Bedroom Two

14'0 x 10'0 (4.27m x 3.05m)

Bedroom Three

6'6 x 6'0 (1.98m x 1.83m)

Bathroom

8'8 x 6'6 (2.64m x 1.98m)
max measurements

Garage

17'4 x 10'1 (5.28m x 3.07m)



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.

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Area Map



Energy Efficiency Graph

