



EDLIN & JARVIS
ESTATE AGENTS



19 Balmoral Drive, Newark, NG24 2FZ

Asking Price £340,000



4



3



3



C



19 Balmoral Drive

Newark, NG24 2FZ

- Four Bedrooms & Box Room Detached House
- Utility & Downstairs WC
- Jack & Jill Ensuite
- Council Tax Band E & EPC C
- Sought After Location
- Three Reception Rooms
- Double Garage & Driveway
- Ensuite To Master
- Cul De Sac Location
- No Chain

SPACIOUS FAMILY HOME Nestled in the desirable area of Balmoral Drive, Newark, this splendid, detached house offers a perfect blend of comfort and space. With four generously sized bedrooms, and a box room this property is ideal for families seeking ample living space with a versatile room either for a nursery, office or dressing room.

The house boasts three well-appointed reception rooms, providing versatile spaces for both relaxation and entertainment. Whether you envision hosting lively gatherings or enjoying quiet evenings with loved ones, these rooms cater to all your needs. The layout encourages a seamless flow between spaces, enhancing the overall sense of openness and light.

In addition to the spacious living areas, the property features, a spacious entrance hall, utility room, downstairs WC, an ensuite to the master bedroom and a Jack & Jill shower room to bedrooms two and three ensuring convenience for all residents and guests.

There is an enclosed rear garden which has a seating area and is easy maintenance with a garden shed. The front provides parking for several vehicles and gives access to the detached double garage. The property also benefits from gas central heating via a combi boiler fitted in 2021 and UPVC double glazing.

Situated in a desirable location, this house offers the perfect blend of tranquility and accessibility. Whether you're looking to unwind in the peaceful surroundings of your new home or explore the vibrant town of Newark, this property has it all.

This detached house on Balmoral Drive is not just a property; it is a place where cherished memories can be made. With its generous living spaces and prime location, it presents an exceptional opportunity for anyone looking to settle in a good sized family home.



Location

Entrance Hall

Living Room 17'11" x 11'2" (5.46m x 3.40m)

Dining Room 11'9 x 9'6 (3.58m x 2.90m)

Kitchen 11'11 x 14'3 (3.63m x 4.34m)

Utility Room 5'0 x 5'1 (1.52m x 1.55m)

WC 3'3 x 5'10 (0.99m x 1.78m)

Landing

Bedroom One 13'5 x 13'3 (4.09m x 4.04m)

Ensuite 7'6 x 5'8 (2.29m x 1.73m)

Bedroom Two 8'1 x 12'4 (2.46m x 3.76m)

Ensuite 5'9 x 5'3 (1.75m x 1.60m)

Bedroom Three 9'8 x 9'2 (2.95m x 2.79m)





Bedroom Four

11'6 x 6'7 (3.51m x 2.01m)

Office/Nursery

5'4 x 6'10 (1.63m x 2.08m)

Bathroom

6'9 x 10'1 (2.06m x 3.07m)

Directions

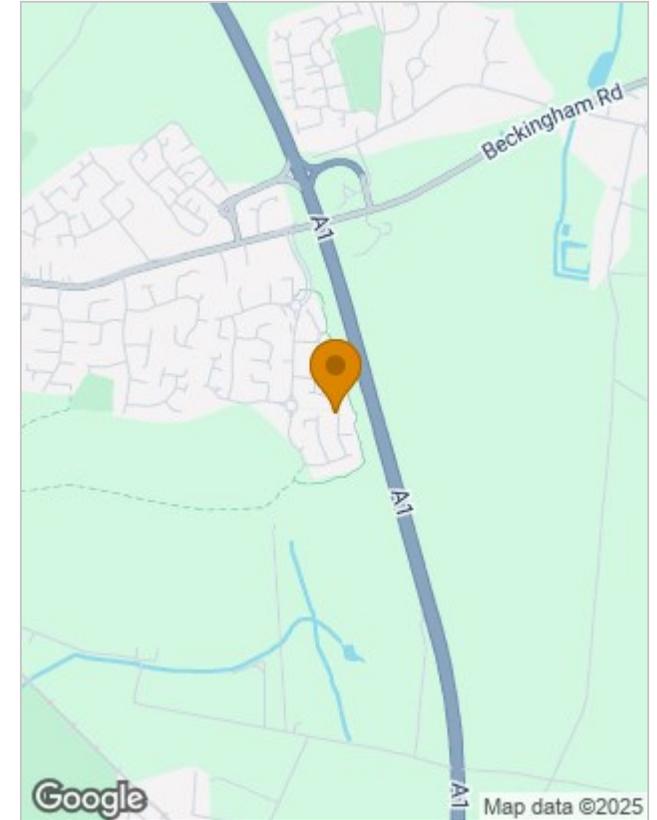




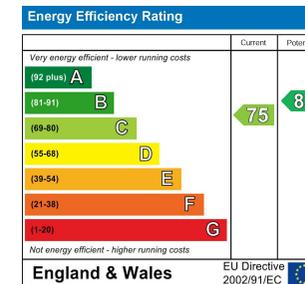
Floor Plans



Location Map



Energy Performance 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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

36 Middle Gate, Newark, NG24 1AL

Tel: 01636 555043 Email: enquiries@edlinandjarvis.co.uk <https://www.edlinandjarvis.co.uk/>