



EDLIN & JARVIS  
ESTATE AGENTS



11 Alder Close, Newark, NG24 3AY

Guide Price £160,000





# 11 Alder Close

Newark, NG24 3AY

- Two Double Bedrooms
- No Chain
- Off Road Parking
- UPVC Double Glazing
- Cul De Sac Location
- Semi Detached
- Extended Kitchen Diner
- Gas Central Heating
- Ideal First Time/Investment Buy
- Modern Kitchen & Shower Room

\*\*\*EXTENDED KITCHEN DINER\*\*\* Guide Price £160,000 to £170,000.

Tucked away in the quiet, family-friendly cul-de-sac of Alder Close, this beautifully presented semi-detached home is a hidden gem in New Balderton.

The heart of this house is undoubtedly the impressive extended kitchen-diner, a bright, social hub perfect for everything from morning coffees to hosting dinner parties.

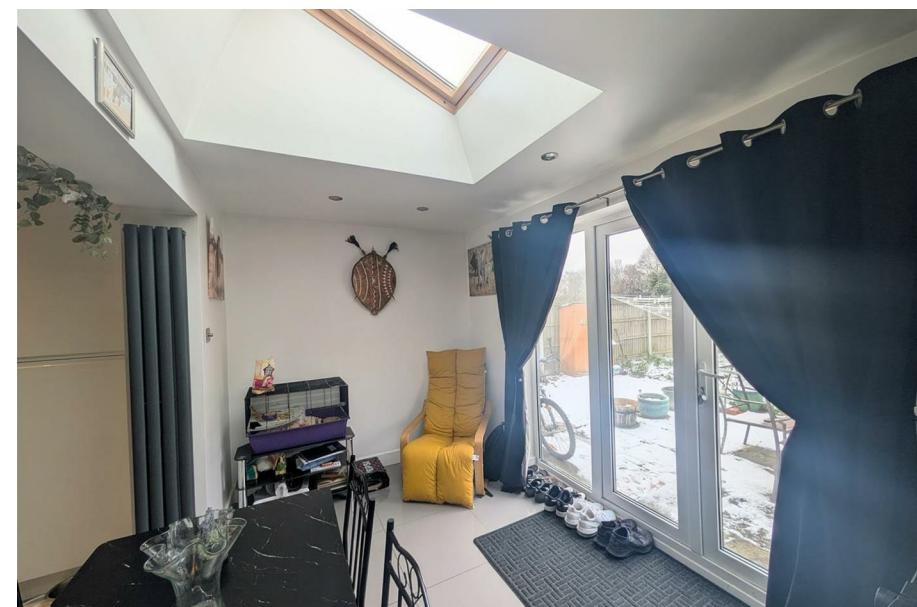
The inviting lounge offers a cosy retreat for movie nights, while upstairs, two generous double bedrooms provide plenty of space to breathe.

Outside, the lifestyle continues with a private, enclosed rear garden—ideal for summer BBQs—and a driveway for stress-free off-road parking. If you're looking for a starter home where you can truly make memories, this is it.

Alder Close offers the best of both worlds: a cul de sac location whilst being incredibly close to everything you need. With local amenities, popular schools, and parks all within easy reach, this location provides superb convenience and accessibility.

Combining comfort, practicality, and a fantastic location, this home is a wonderful opportunity. Don't miss out on securing this ideal starter home! This property is not just a house; it is a place where memories can be made.

Guide Price £160,000



## Entrance

Lounge 17'0 x 12'0 (5.18m x 3.66m)

Kitchen Area 12'0 x 8'0 (3.66m x 2.44m)

Dining Area 12'0 x 7'0 (3.66m x 2.13m)

## Landing

Bedroom One 12'0 x 8'0 (3.66m x 2.44m)

Bedroom Two 12'0 x 8'0 (3.66m x 2.44m)

## Shower Room

8'0 x 5'3 (2.44m x 1.60m)



## Directions

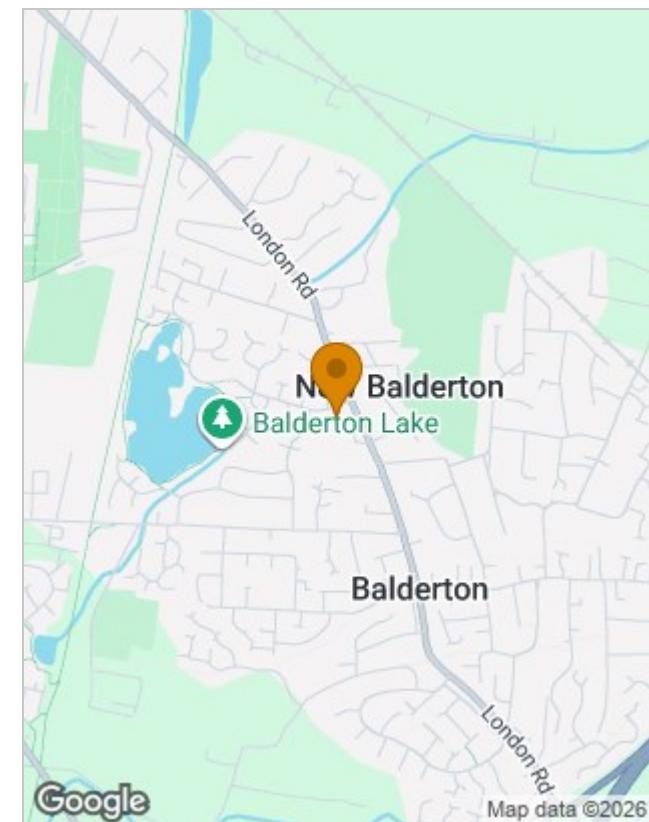




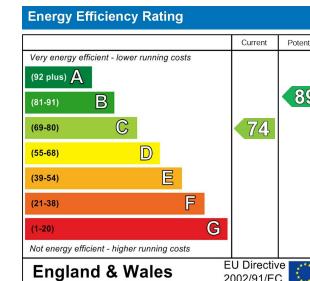
## Floor Plans



## 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.