



EDLIN & JARVIS
ESTATE AGENTS



32 Queen Street
Balderton, NG24 3NR

£450,000



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*****UNVEILING YOUR DREAM FAMILY HAVEN*****
Prepare to be captivated by this truly exceptional, extended detached house on Queen Street, a residence that transcends mere bricks and mortar, offering a lifestyle of unparalleled comfort and elegance. This isn't just a house; it's a sprawling family sanctuary, meticulously designed to cater to your every need and desire.

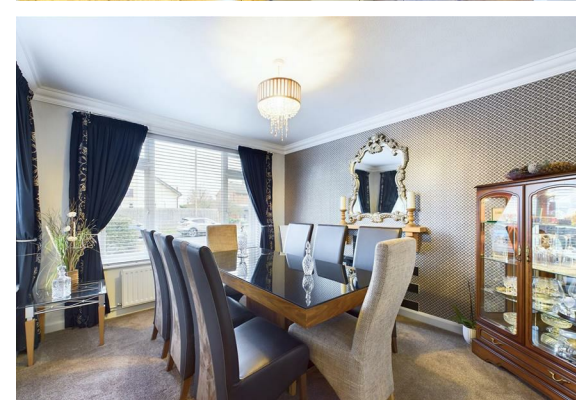
Step inside and be greeted by a sense of grandeur. The welcoming hallway beckons you into a world of possibilities, leading to not one, but three exquisitely appointed reception rooms. Imagine: a sun-drenched family lounge where laughter echoes, a sophisticated dining area for hosting unforgettable gatherings, and a cozy snug for those intimate evenings. These versatile spaces adapt effortlessly to your vision, creating the perfect backdrop for every occasion.

Prepare to be wowed by the heart of this home: the fabulous, extended kitchen diner. This culinary masterpiece is more than just a place to cook; it's a vibrant hub where family and friends converge, sharing stories and creating memories. Picture yourself whipping up culinary delights while the kids chatter at the breakfast bar or throwing open the bifold doors to seamlessly merge indoor and outdoor living, stepping onto the inviting composite decking and basking in the summer breeze. A convenient utility room, WC, and access to the tandem garage complete the ground floor's impressive offering.

Ascend the stairs and discover a haven of tranquillity on the first floor. The breathtaking master suite is a testament to luxury living. A walk-in wardrobe, the envy of every fashion enthusiast, a sumptuous ensuite shower room, while a Juliette balcony offers a serene view of the beautifully landscaped rear garden – a private oasis just for you. Three further double bedrooms provide ample space for family or guests, while a single bedroom, ideal as a home office, caters to the demands of melt away.

Outside, the landscaped rear garden is an entertainer's dream. A composite decked seating area provides the perfect spot for al fresco dining, while the undercover bar area, complete with space for a hot tub, promises endless evenings of fun and relaxation. The lush lawn, bordered by vibrant shrubs, offers a safe haven for children to play, while a garden shed provides practical storage.

This isn't just a house; it's an opportunity to create a lifetime of cherished memories. Don't miss your chance to own this exceptional family home. Contact us today to arrange a viewing and experience the magic of Queen Street for yourself!





Situated in the heart of Balderton, this property offers the perfect blend of village and urban convenience. With local amenities, schools, and transport links within easy reach, you'll have everything you need right at your doorstep. Newark is a busy market town situated on the river Trent where the Fosse Way meets the Great North Road. Nottingham, Lincoln, Doncaster and Leicester all lie within commuting distance, whilst the east coast mainline allows London King Cross to be reached within 1 hour and 15 minutes.

Entrance Hall

Lounge

13'2 x 12'5 (4.01m x 3.78m)

Dining Room

11'9 x 10'11 (3.58m x 3.33m)

Sitting Room

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

Kitchen Area

10'8 x 10'10 (3.25m x 3.30m)

Breakfast Area

14'4 x 9'9 (4.37m x 2.97m)

Utility Room

14'0 x 4'11 (4.27m x 1.50m)

WC

3'10 x 2'9 (1.17m x 0.84m)

Landing

Master Bedroom

14'6 x 9'10 (4.42m x 3.00m)

Walk-in Wardrobe

15'6 x 5'2 (4.72m x 1.57m)

Ensuite

8'11 x 5'0 (2.72m x 1.52m)

Bedroom Two

11'11 x 11'1 (3.63m x 3.38m)

Bedroom Three

13'0 x 9'2 (3.96m x 2.79m)

Gym/Bedroom Four

18'8 x 7'8 (5.69m x 2.34m)
max measurements

Office/Bedroom Five

8'10 x 7'7 (2.69m x 2.31m)

Bathroom

7'11 x 8'0 (2.41m x 2.44m)

Tandem Garage

28'3 x 7'10 (8.61m x 2.39m)



Ground Floor

Floor 1

Approximate total area⁽¹⁾

2089.58 ft²

194.13 m²

Reduced headroom

31.08 ft²

2.89 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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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A map of Balderton, Kent, showing the location of Chuter Ede Primary School. The map includes roads like Baines Ave, Wordsworth Dr, Wolfpit Ave, Macaulay Dr, Bulpit Rd, Main St, London Rd, Manners Rd, Sibcy Ln, and Pinfold Ln. A blue pin marks the school location. The A1 road is also visible.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	