


# Woodlands Bungalow Barnby Road

Balderton, NG24 3NE

**£475,000**

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# Barnby Road

## Balderton, NG24 3NE

***Welcome to Woodlands Bungalow, Barnby Road, Balderton***

If you have been dreaming of a slower, more peaceful pace of life without sacrificing the convenience of town living, Woodlands Bungalow offers the perfect balance. Nestled along the sought-after Barnby Road on the rural fringes of Balderton, this single-storey home delivers true countryside serenity—offered with no upward chain for a smooth, stress-free move.

The Countryside Lifestyle: Indoor & Outdoor Harmony
From the moment you arrive via the generous private driveway, which easily accommodates several vehicles, the home hints at the quiet lifestyle within.
Step into the welcoming sun porch—the ideal spot to unwind with your morning coffee as the light streams in—before entering the central hall.
Warm Living Spaces: The heart of the home is a spacious, light-filled lounge featuring a charming log burner that creates an irresistible atmosphere on crisp winter evenings. French doors open out onto the garden, seamlessly blurring the lines between indoor comfort and outdoor living.

Flow & Versatility: Designed for both effortless entertaining and quiet daily life, the accommodation includes a dedicated dining room, a welcoming breakfast kitchen, and a dedicated home office for remote work or study.
Thoughtful Layout: A practical utility room keeps laundry separate from the main living spaces, complemented by a handy separate WC. Three generous double bedrooms ensure ample room for family or visiting guests, all served by a sleek, modern family bathroom.

Essential Comforts: The home is well-equipped for rural living, featuring oil-fired central heating, UPVC double glazing throughout, and a septic tank system.

Outdoor Living at its Best: The rear garden is an idyllic private sanctuary. Primarily laid to lawn with a mature array of shrubs, the paved seating area sets the stage for summer BBQs, alfresco dining, and outdoor gatherings under the stars.

























Idyllic Rural Peace Meets Urban Convenience
While Woodlands Bungalow embraces the tranquility of its countryside setting, it remains exceptionally well-connected:
Local Amenities: The vibrant village of Balderton is just moments away, offering supermarkets, local shops, primary and secondary schools, traditional pubs, and picturesque walking spots like Balderton Lake.
Historic Newark: The historic market town of Newark-on-Trent is right on your doorstep, featuring charming independent boutiques, lively cafes, scenic Riverside parkland, and historic landmarks.
Commuter Links: Excellent transport access via the A1 and A46 makes regional travel effortless. For commuters, Newark Northgate Station provides fast, direct rail connections to London King's Cross in roughly 75 minutes.
Whether you're looking to downsize to single-level living, escape the bustle of town, or secure a versatile family layout in a scenic spot, Woodlands Bungalow is ready to welcome you home.

**Sun Porch**
6'3 x 7'3 (1.91m x 2.21m)

**Entrance Hall**

**Lounge**
18'0 x 17'0 (5.49m x 5.18m)

**Dining Room**
12'8 x 13'1 (3.86m x 3.99m)

**Breakfast Kitchen**
9'10 x 15'9 (3.00m x 4.80m)

**Utility Hall**
18'0 x 3'6 (5.49m x 1.07m)

**Boiler Room**
5'5 x 6'2 (1.65m x 1.88m)

**Office**
6'1 x 10'0 (1.85m x 3.05m)

**WC**
6'2 x 3'0 (1.88m x 0.91m)

**Bedroom One**
15'9 x 13'11 (4.80m x 4.24m)

**Bedroom Two**
12'0 x 13'6 (3.66m x 4.11m)

**Bedroom Three**
12'2 x 10'5 (3.71m x 3.18m)

**Bathroom**
7'5 x 9'11 (2.26m x 3.02m)

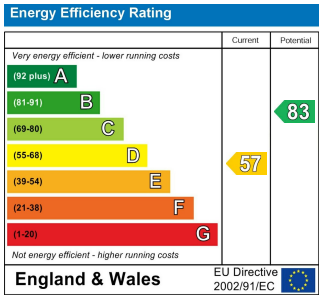
## Floor Plan




## Area Map




## Energy Efficiency 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.

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