



EDLIN & JARVIS
ESTATE AGENTS



3 Mead Way

Balderton, NG24 3GA

Offers Over £300,000



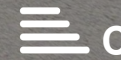
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3 Mead Way

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***FOUR BEDROOM DETACHED FAMILY HOME/
BALDERTON***

Discover the perfect blend of space, comfort, and modern efficiency in this four-bedroom detached residence. Situated in the sought-after village of Balderton, this home is ideally positioned for families seeking proximity to excellent local schools, essential amenities, and superb transport links.

The Heart of the Home

Upon entering, you are welcomed by a bright and airy entrance hall that sets the tone for the rest of the property. The ground floor is designed for both busy family mornings and relaxed evening entertaining:

Breakfast Kitchen: A spacious and functional hub, perfect for casual dining and culinary creativity.

Lounge: A generous living area offering a warm atmosphere for relaxation.

Dining Room: A formal space for family Sunday roasts or dinner parties.

Conservatory: Flooded with natural light, providing a seamless transition between indoor comfort and the garden.

Downstairs WC: A practical essential for any modern family home.

Rest and Retreat

The first floor hosts four well-proportioned bedrooms and the main family bathroom. The primary bedroom serves as a private sanctuary, complete with its own dedicated en-suite shower room.

Modern Efficiency & Outdoors

Peace of mind comes standard here; the property benefits from a brand-new boiler installed in 2026, ensuring energy efficiency and warmth for years to come.

Rear Garden: Step outside to a fully enclosed, private garden. Featuring a lawn and a dedicated seating area, it's the perfect spot for summer BBQs or watching the children play.

Parking & Storage: The property boasts off-road parking and a substantial detached double garage, offering excellent storage or workshop potential.





Location: Balderton
 Located in a vibrant community, you are just a short distance from:
Education: Easy access to well-regarded primary and secondary schools.
Convenience: Local shops, supermarkets, and doctors are right on your doorstep.
Commuting: Excellent links to the A1 and Newark Northgate station, making travel to London or Nottingham effortless.

Entrance Hall

Lounge

16'4 x 13'6 (4.98m x 4.11m)

Dining Room

11'0 x 9'5 (3.35m x 2.87m)

Breakfast Kitchen

15'1 x 11'0 (4.60m x 3.35m)

Conservatory

9'4 x 8'5 (2.84m x 2.57m)

WC

2'7 x 6'4 (0.79m x 1.93m)

Landing

Bedroom One

10'11 x 9'8 (3.33m x 2.95m)

Ensuite

7'6 x 6'0 (2.29m x 1.83m)
 max measurements

Bedroom Two

10'3 x 9'5 (3.12m x 2.87m)
 max measurements

Bedroom Three

11'0 x 10'11 (3.35m x 3.33m)
 max measurements

Bedroom Four

10'11 x 7'0 (3.33m x 2.13m)
 max measurements

Bathroom

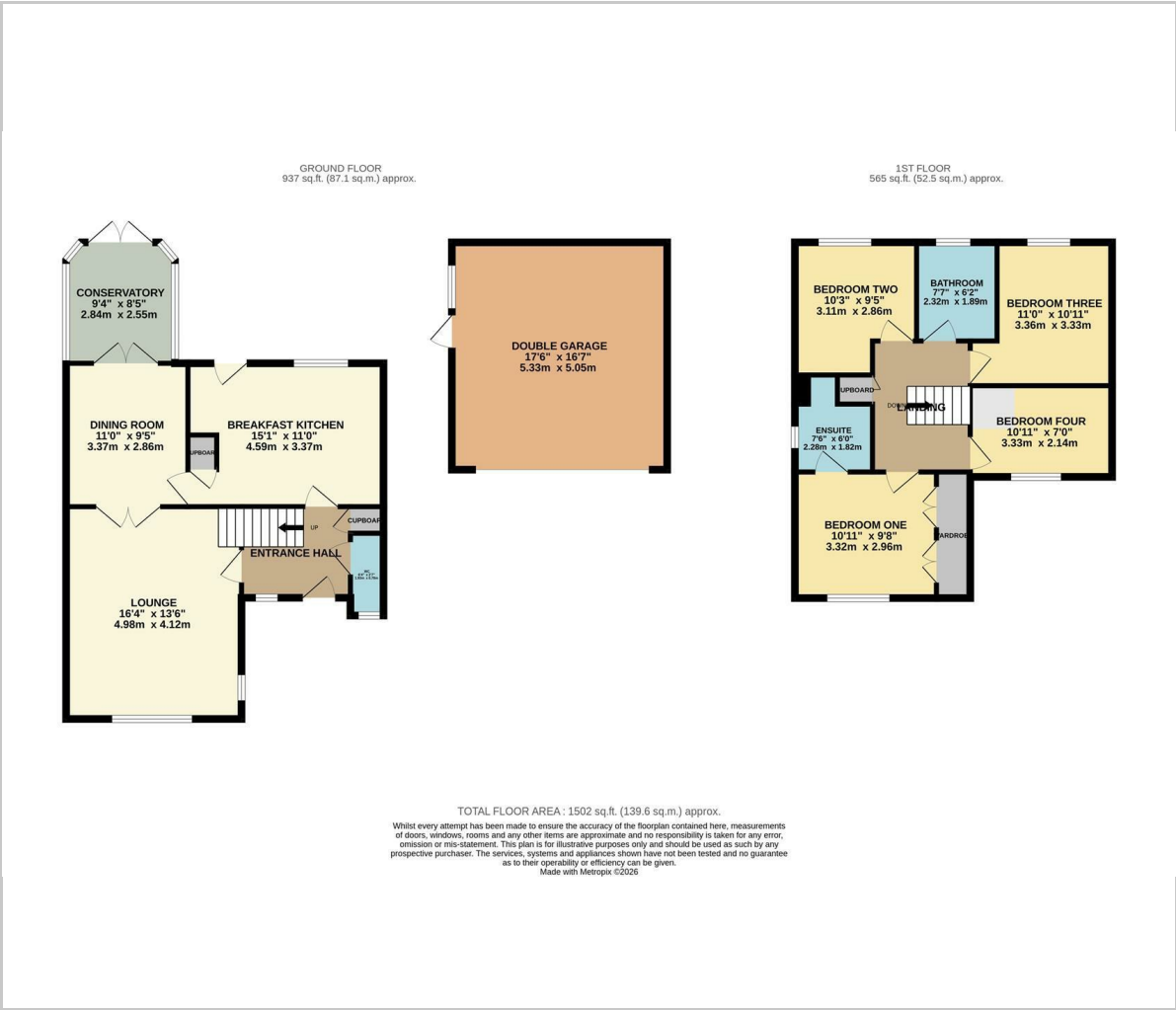
7'7 x 6'2 (2.31m x 1.88m)

Double Garage

17'6 x 16'7 (5.33m x 5.05m)



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 firms 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

