



EDLIN & JARVIS
ESTATE AGENTS



25 Warwick Road
Balderton, Newark, NG24 3QE

Guide Price £240,000



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PERFECT FAMILY HAVEN ON WARWICK ROAD GUIDE PRICE £240,000-£250,000**

Discover the ideal blend of space and comfort in this beautifully extended three-bedroom semi-detached home. Located in the heart of Balderton, this property is designed for modern living.

Social Spaces:

The heart of the home is the expansive kitchen-diner, perfect for Sunday roasts and morning catch-ups. For quieter moments, the spacious lounge offers a peaceful retreat, with patio doors that blur the lines between inside and out.

Practical Living:

Busy family life is made easy with a dedicated utility room, a guest WC, and a welcoming entrance hall.

Rest & Versatility:

Upstairs, you'll find three well-proportioned bedrooms—offering plenty of room for children, guests, or a dedicated home office.

The Garden:

The rear garden is a true highlight. While you relax on the paved patio with a coffee, children can enjoy their very own charming summer house.

Extras:

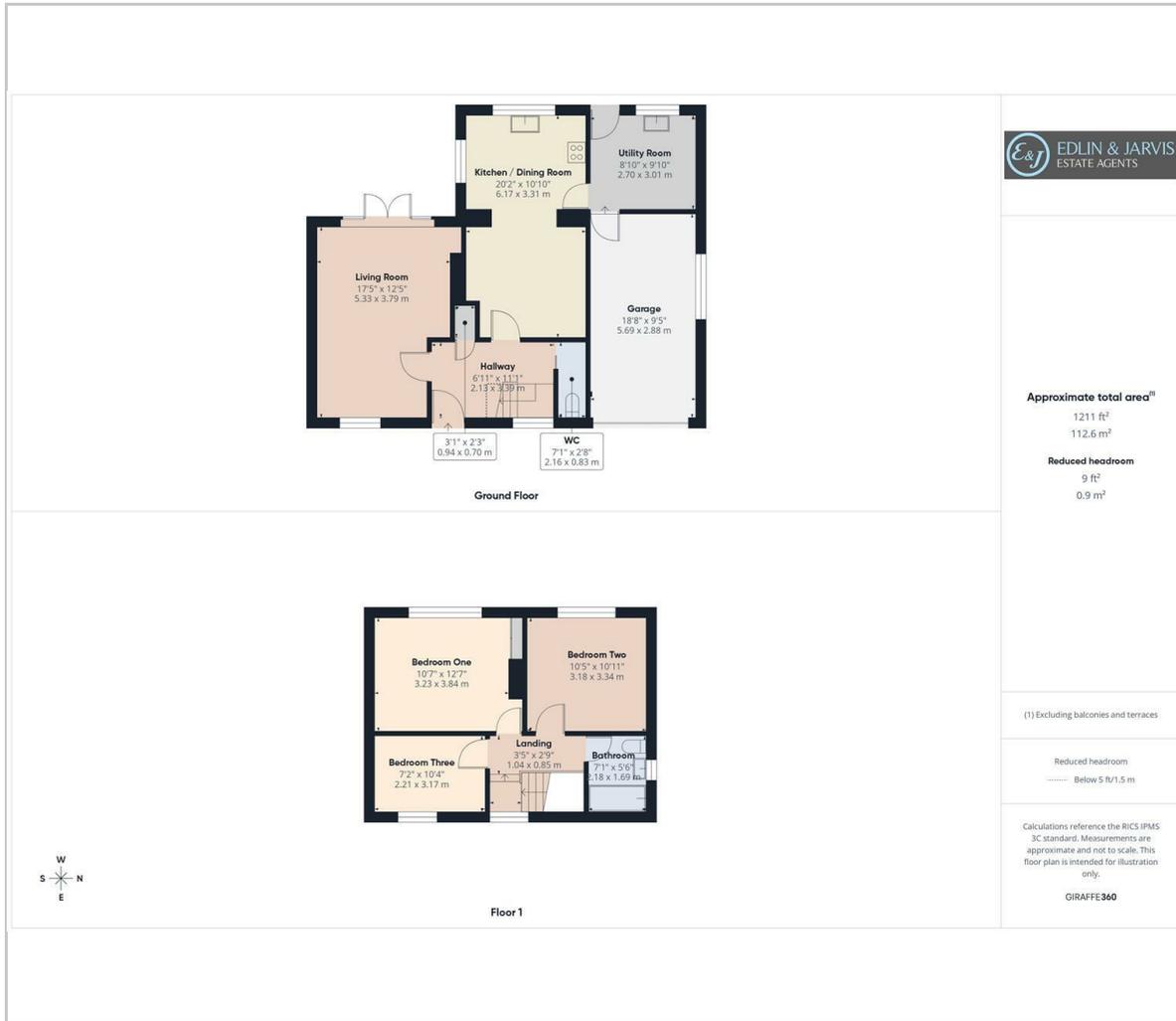
Complete with a private garage and off-street parking, you're just moments away from Balderton's best schools, parks, and local amenities.



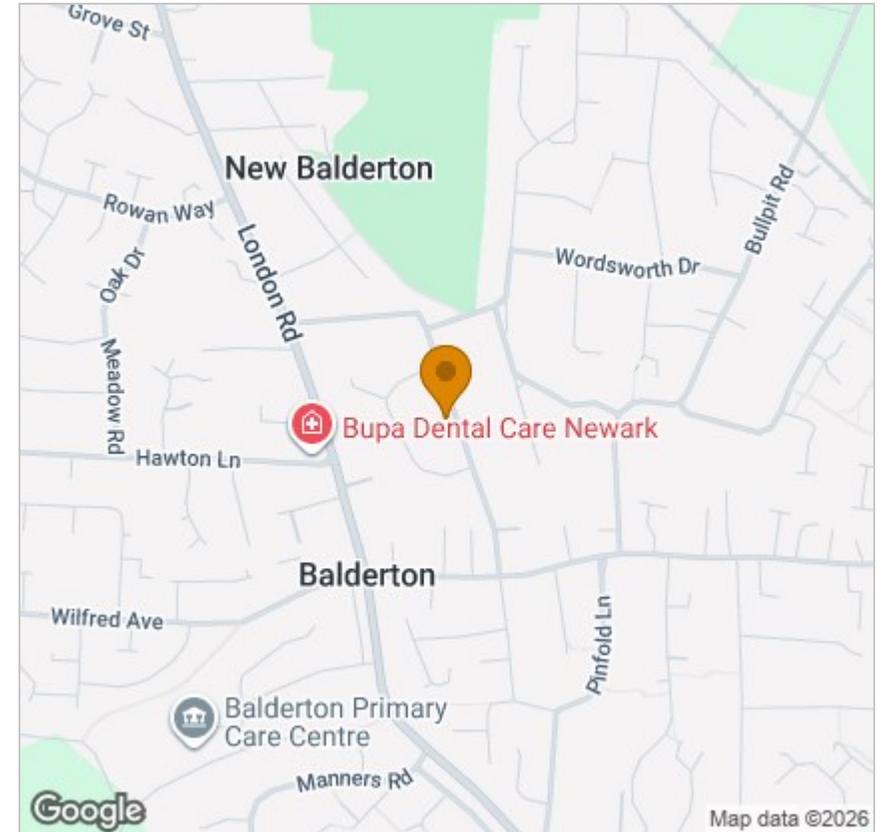


- Living Room**
17'5" x 12'5" (5.33 x 3.79)
- Hallway**
6'11" x 11'1" (2.13 x 3.39)
- Kitchen / Dining Room**
20'2" x 10'10" (6.17 x 3.31)
- Utility Room**
8'10" x 9'10" (2.70 x 3.01)
- Garage**
18'8" x 9'5" (5.69 x 2.88)
- WC**
7'1" x 2'8" (2.16 x 0.83)
- Bedroom One**
10'7" x 12'7" (3.23 x 3.84)
- Bedroom Two**
10'5" x 10'11" (3.18 x 3.34)
- Bedroom Three**
7'3" x 10'4" (2.21 x 3.17)
- Bathroom**
7'1" x 5'6" (2.18 x 1.69)

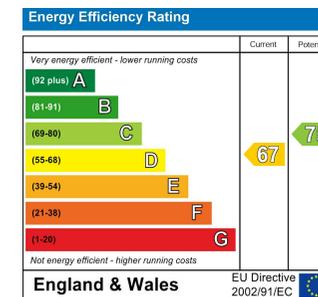
Floor Plan



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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