



EDLIN & JARVIS
ESTATE AGENTS



1 Queens Farm Gardens

Balderton, NG24 3LF

Guide Price £250,000 to £260,000



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GOOD ACCESS TO LOCAL AMENITIES & TRANSPORT LINKS Guide Price £250,000 to £260,000.

Nestled on the fringe of Balderton, this charming three-bedroom semi-detached home offers a delightful blend of character and modern living. Imagine the stories held within its walls, with the original cottage dating back to the early 1900s. Step inside and discover a versatile layout, featuring a convenient downstairs bedroom and shower room – perfect for guests or multi-generational living.

The heart of the home is the spacious lounge, a wonderful setting for lively gatherings with friends and family or simply relaxing together. The rest of the thoughtfully arranged accommodation includes a welcoming entrance porch leading to the hallway, a kitchen diner, a practical utility room, and a family bathroom upstairs.

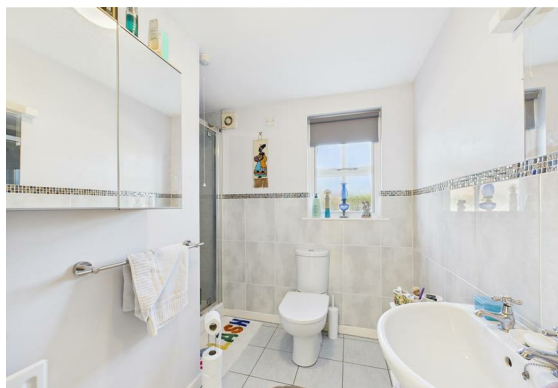
Outside, the enclosed rear garden beckons with the promise of green-fingered adventures. Picture yourself tending to raised vegetable beds, harvesting your own fresh produce, or basking in the sunshine on the inviting seating area. The lawn, adorned with an array of established shrubs and bushes, creates an oasis.

Enjoy peace of mind with gas central heating powered by a new boiler installed within the last two years. Practicalities are also taken care of with off-road parking and a detached garage.

This property truly offers the best of both worlds. Enjoy the village feel while having the convenience of urban amenities close by. Local shops, schools, and excellent transport links, including easy access to the A1. Newark, a vibrant market town on the River Trent, where the historic Fosse Way meets the Great North Road, is just a stone's throw away. With Nottingham, Lincoln, Doncaster, and Leicester all within comfortable commuting distance, and London King's Cross reachable in just 1 hour and 15 minutes via the east coast mainline, this location offers fantastic connectivity. This isn't just a house; it's a lifestyle waiting to be embraced.

Porch

Entrance Hall





Lounge
19'10 x 16'1 (6.05m x 4.90m)

Kitchen Diner
12'6 x 9'7 (3.81m x 2.92m)

Utility Room
9'4 x 5'4 (2.84m x 1.63m)

Bedroom Three
12'3 x 12'1 (3.73m x 3.68m)

Shower Room
9'2 x 8'11 (2.79m x 2.72m)

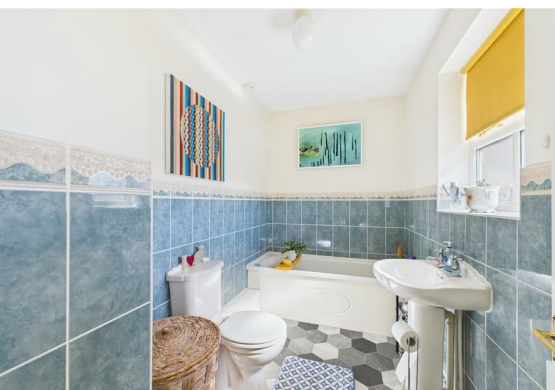
Landing

Bedroom One
14'11 x 9'6 (4.55m x 2.90m)

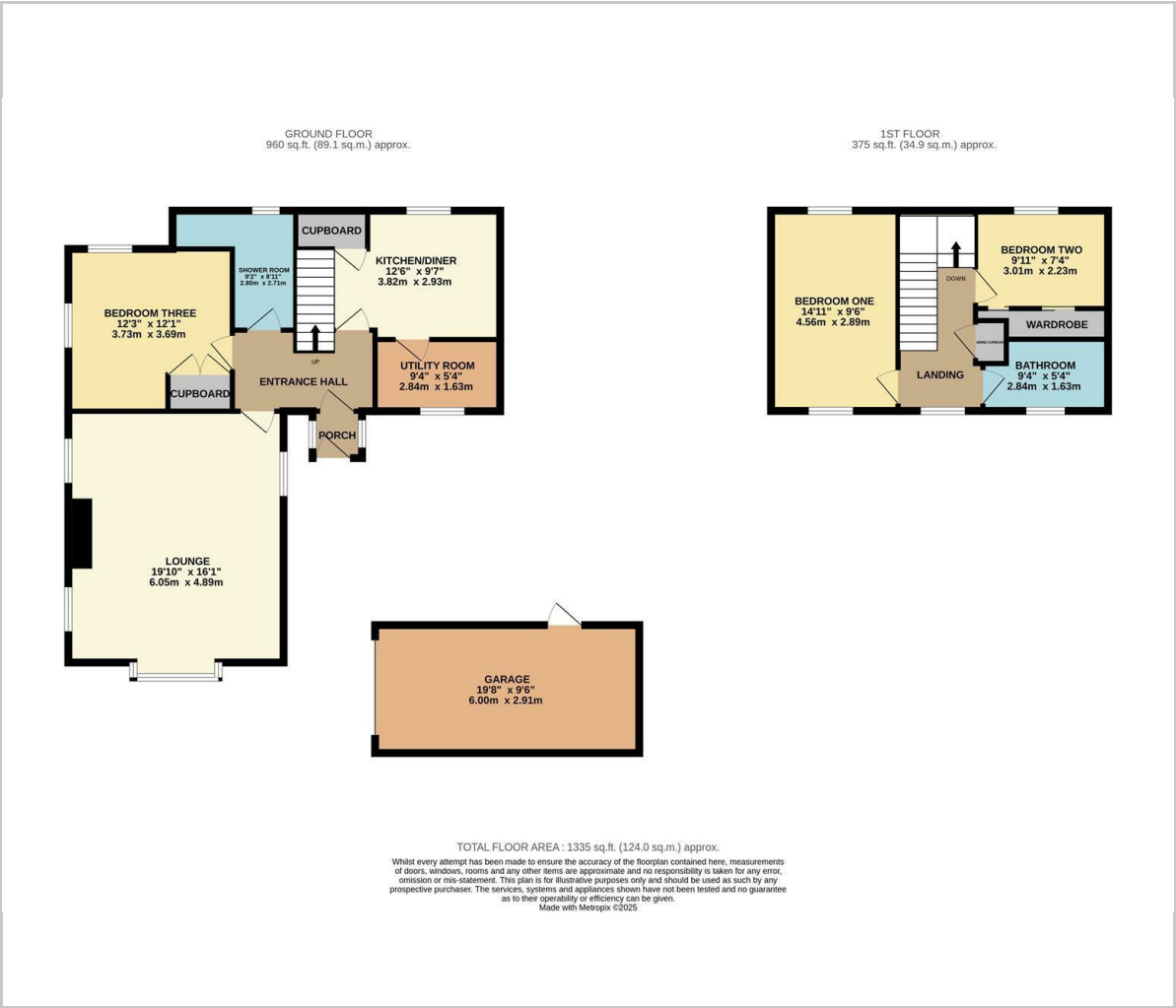
Bedroom Two
9'11 x 7'4 (3.02m x 2.24m)

Bathroom
9'4 x 5'4 (2.84m x 1.63m)

Garage
19'8 x 9'6 (5.99m x 2.90m)



Floor Plan



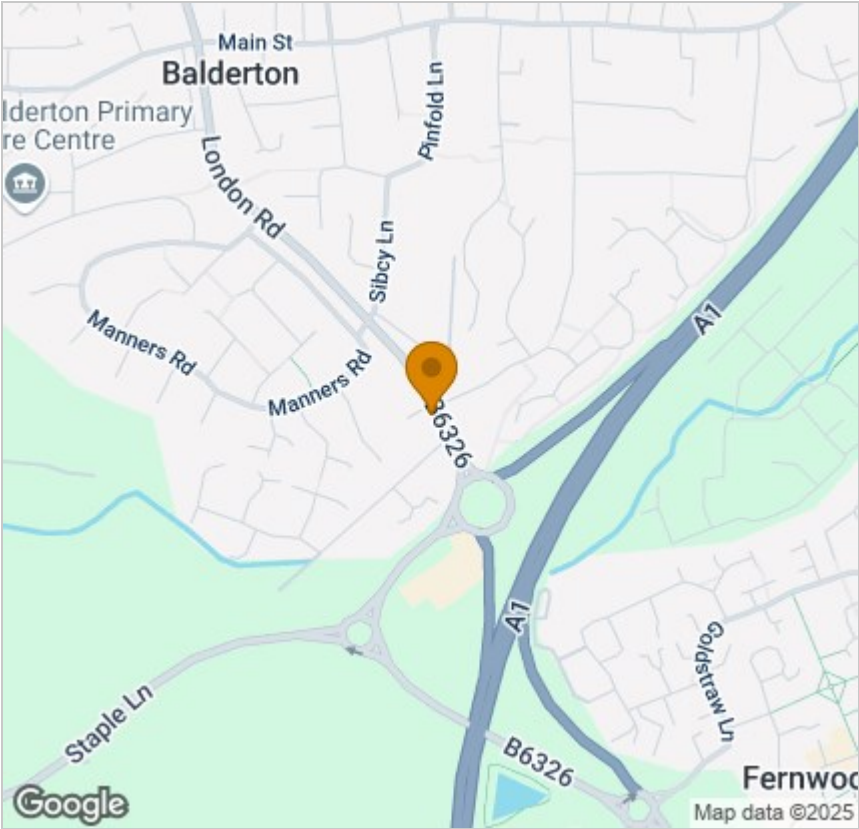
Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

