



EDLIN & JARVIS
ESTATE AGENTS



6 Chaucer Road

Balderton, Newark, NG24 3RA

Guide Price £260,000 to £280,000



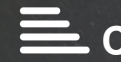
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6 Chaucer Road

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CHARMING SOUTH FACING BUNGALOW IN SOUGHT AFTER LOCATION!
GUIDE PRICE: £260,000 to £270,000

Positioned on Chaucer Road in the heart of Balderton, Newark, this delightful three-bedroom semi-detached bungalow offers a rare blend of comfort, convenience, and community. Perfect for families, downsizers, or those seeking a peaceful, well-connected retreat, this property is ready to welcome its new owners.

Step inside to discover a thoughtfully designed layout that ensures easy movement and a welcoming sense of space. The well-proportioned rooms include a bright lounge and a spacious kitchen diner, the true heart of the home. Further accommodation boasts a garden room, a practical utility room, and a porch and entrance hall.

The sleeping quarters are equally impressive, featuring three comfortable bedrooms. The added luxury of an en-suite to bedroom two, alongside a contemporary shower room, caters effortlessly to modern living.

The South-Facing rear garden is a genuine highlight! It's a true haven for outdoor enjoyment and the green-fingered enthusiast. Imagine enjoying alfresco dining on the paved seating area or simply relaxing in the sun. Laid mainly to lawn and bordered by mature shrubs and bushes, the garden provides privacy, colour, and includes a handy storage shed.

This bungalow is situated within a popular location of Balderton, offering a friendly community vibe and unparalleled convenience. You'll have easy access to fantastic local schools and an array of essential local amenities, including Sainsbury's, Tesco's, a Vets, doctors' surgeries, and local parks all just a stone's throw away.

For commuters, the location is unbeatable. Excellent transport links via the A1, A46, A17, and A52 put surrounding cities like Nottingham, Lincoln, and Leicester within easy reach. What's more, Newark's busy market town location means the East Coast mainline can whisk you to London King's Cross in just 1 hour and 15 minutes!





Hall

Lounge

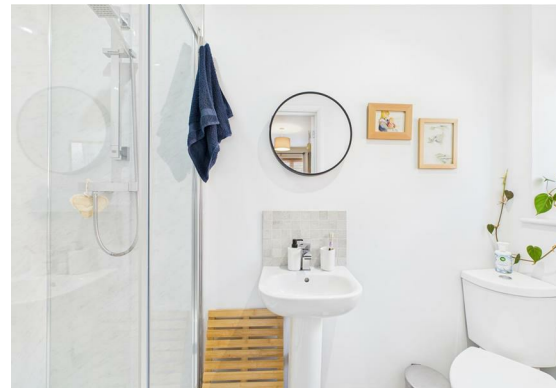
13'9 x 12'6 (4.19m x 3.81m)

Kitchen Diner

14'1 x 11'3 (4.29m x 3.43m)

Utility Room

8'1 x 4'3 (2.46m x 1.30m)



Garden Room

9'0 x 7'7 (2.74m x 2.31m)

Bedroom One

12'0 x 11'0 (3.66m x 3.35m)

Bedroom Two

12'11 x 8'1 (3.94m x 2.46m)

Ensuite

8'1 x 3'2 (2.46m x 0.97m)

Bedroom Three

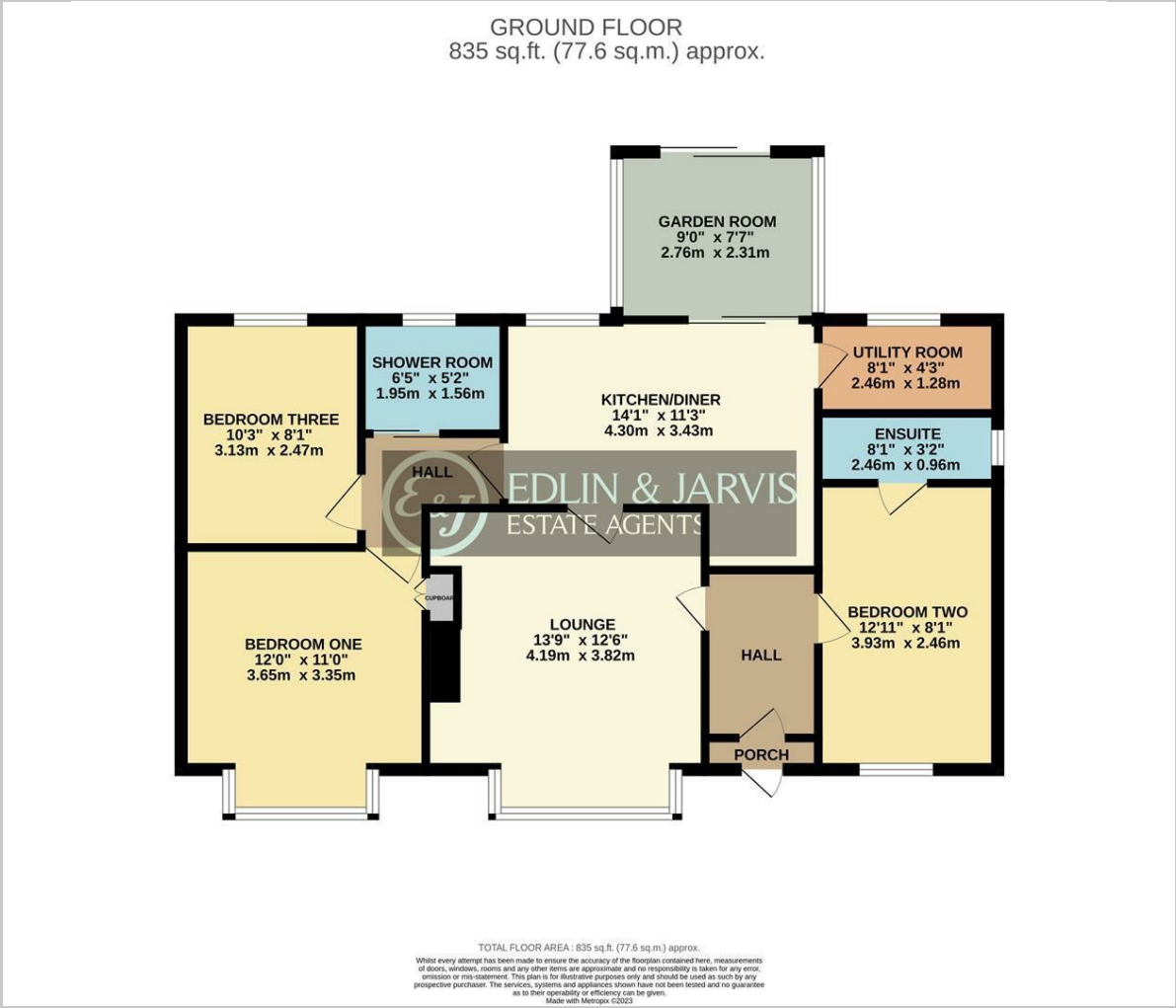
10'3 x 8'1 (3.12m x 2.46m)

Shower Room

6'5 x 5'2 (1.96m x 1.57m)



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

