

EDLIN & JARVIS
ESTATE AGENTS

18 Catkin Way, Newark, NG24 3DT

Guide Price £290,000

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FAMILY FAVOURITE Guide Price £290,000 to £300,000

Welcome to a lifestyle of comfort, space, and effortless access to the great outdoors. Situated on a prime corner plot along the desirable Catkin Way in Balderton, this impressive four-bedroom detached property offers an idyllic retreat designed specifically around modern family living. Just a short, peaceful stroll from your front door lies the breathtaking Balderton Lake Nature Reserve. Outdoor enthusiasts, birdwatchers, and dog walkers will revel in having scenic lakeside trails, tranquil fishing spots, and traffic-free cycle routes right on their doorstep, turning weekend walks into an absolute everyday luxury.

Step inside to a bright, welcoming entrance hall that sets an inviting tone for the rest of the residence. The ground floor flows effortlessly between versatile living spaces, starting with a cosy lounge made for relaxing family evenings. Double sliding doors lead seamlessly into a formal dining room for entertaining guests, while a sun-drenched conservatory extends your living space into the garden year-round. At the heart of the home, the well-appointed kitchen provides ample worktop and storage space for everyday cooking, complemented by a separate utility room to keep household clutter out of sight, and a convenient downstairs WC.

Upstairs, the home continues to impress with four generously proportioned bedrooms, offering every family member their own private space. The master suite serves as a peaceful sanctuary, complete with built-in fitted wardrobes and a stylish private en-suite shower room. The remaining three bedrooms—equally suit home working or growing families—are served by a modern family bathroom.

Outside, the property truly shines on its enviable corner plot. An expansive front driveway provides generous off-road parking alongside a spacious double garage.







Directions

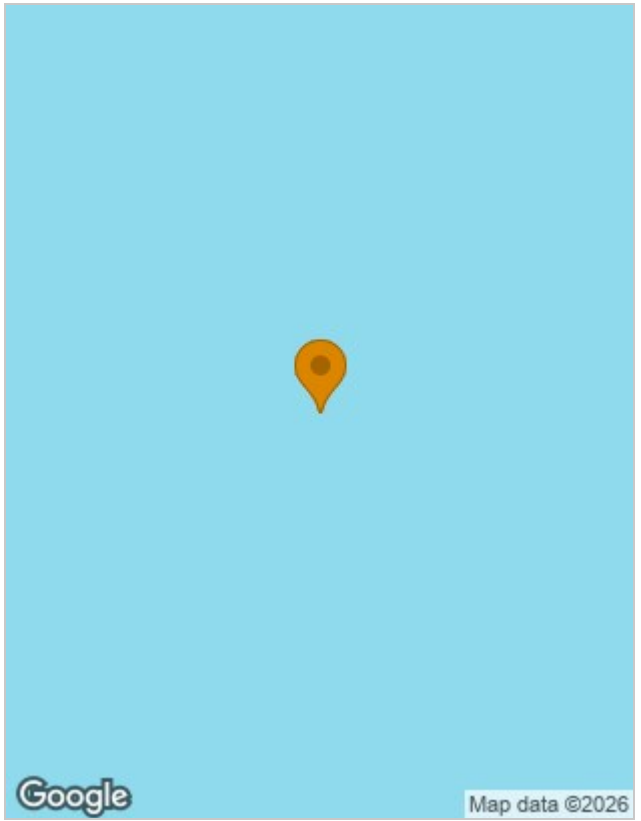




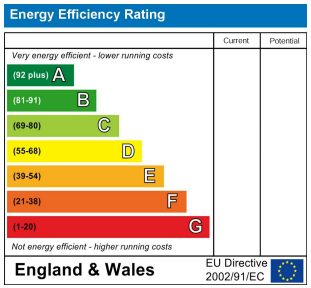
Floor Plans



Location Map



Energy Performance 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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

36 Middle Gate, Newark, NG24 1AL
Tel: 01636 555043 Email: enquiries@edlinandjarvis.co.uk https://www.edlinandjarvis.co.uk/