



EDLIN & JARVIS
ESTATE AGENTS



70 Warwick Road
Balderton, Newark, NG24 3QE

Price Guide £350,000



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***WELCOME TO YOUR DREAM BUNGALOW
ON WARWICK ROAD***Guide Price £350,000 to
£365,000

This beautiful, detached bungalow in Balderton isn't just a house; it's a beautifully designed home where every detail has been thoughtfully considered. The current owners have masterfully extended and renovated the property, creating a spacious and inviting sanctuary that perfectly blends modern luxury with everyday comfort.

The Heart of the Home:

Step inside and discover the fabulous open plan living kitchen diner, the true hub of the home. This carefully planned space is designed for creating memories, from hosting lively dinner parties to enjoying quiet family meals. It flows seamlessly into a cosy lounge and snug, offering plenty of room for everyone to relax and unwind. The kitchen has integrated appliances to include a dishwasher, oven, microwave oven, induction hob, washing machine and fridge freezer.

This home offers three bedrooms, providing a peaceful retreat for rest or the perfect setup for a home office. The recently refitted shower room is a sleek, modern space that meets all your daily needs with ease.

Outdoor Oasis:

The attention to detail extends to the landscaped rear garden, a true outdoor oasis. Imagine hosting summer barbecues, dining alfresco, or simply enjoying your morning coffee on one of the multiple seating areas. The vibrant flower beds create a beautiful backdrop for relaxation and enjoyment. For the green thumb in the family, there's ample storage for all your gardening tools with four brick-built stores and a detached shed.

The front of the property is just as practical, with an in-and-out driveway enclosed by elegant iron gates, providing plenty of secure parking.



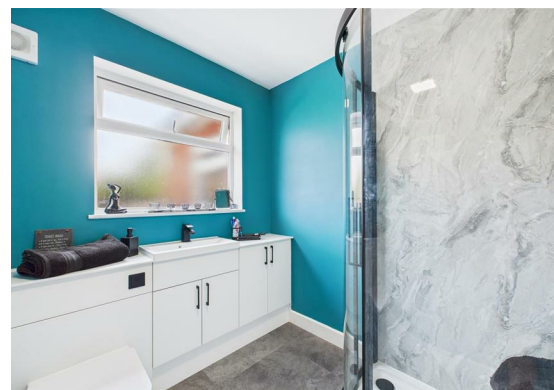


Entrance Hall

Open Living Kitchen Diner
14'6 x 27'5 (4.42m x 8.36m)

Lounge
10'5 x 17'6 (3.18m x 5.33m)

Snug
8'0 x 15'9 (2.44m x 4.80m)



Bedroom One
12'4 x 11'0 (3.76m x 3.35m)

Bedroom Two
10'0 x 11'7 (3.05m x 3.53m)

Bedroom Three
7'0 x 8'7 (2.13m x 2.62m)

Bathroom
6'10 x 7'11 (2.08m x 2.41m)



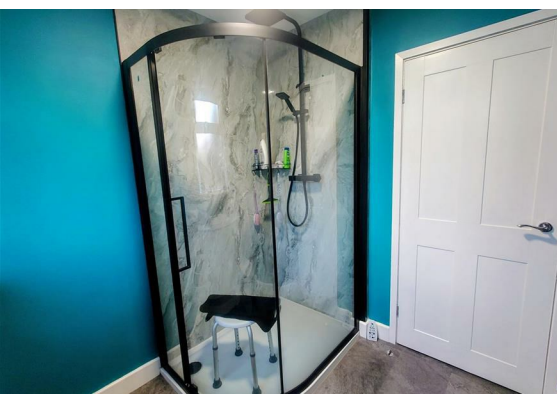
Workshop/store
6'3 x 8' (1.91m x 2.44m)

Store
6'2 x 3'1 (1.88m x 0.94m)

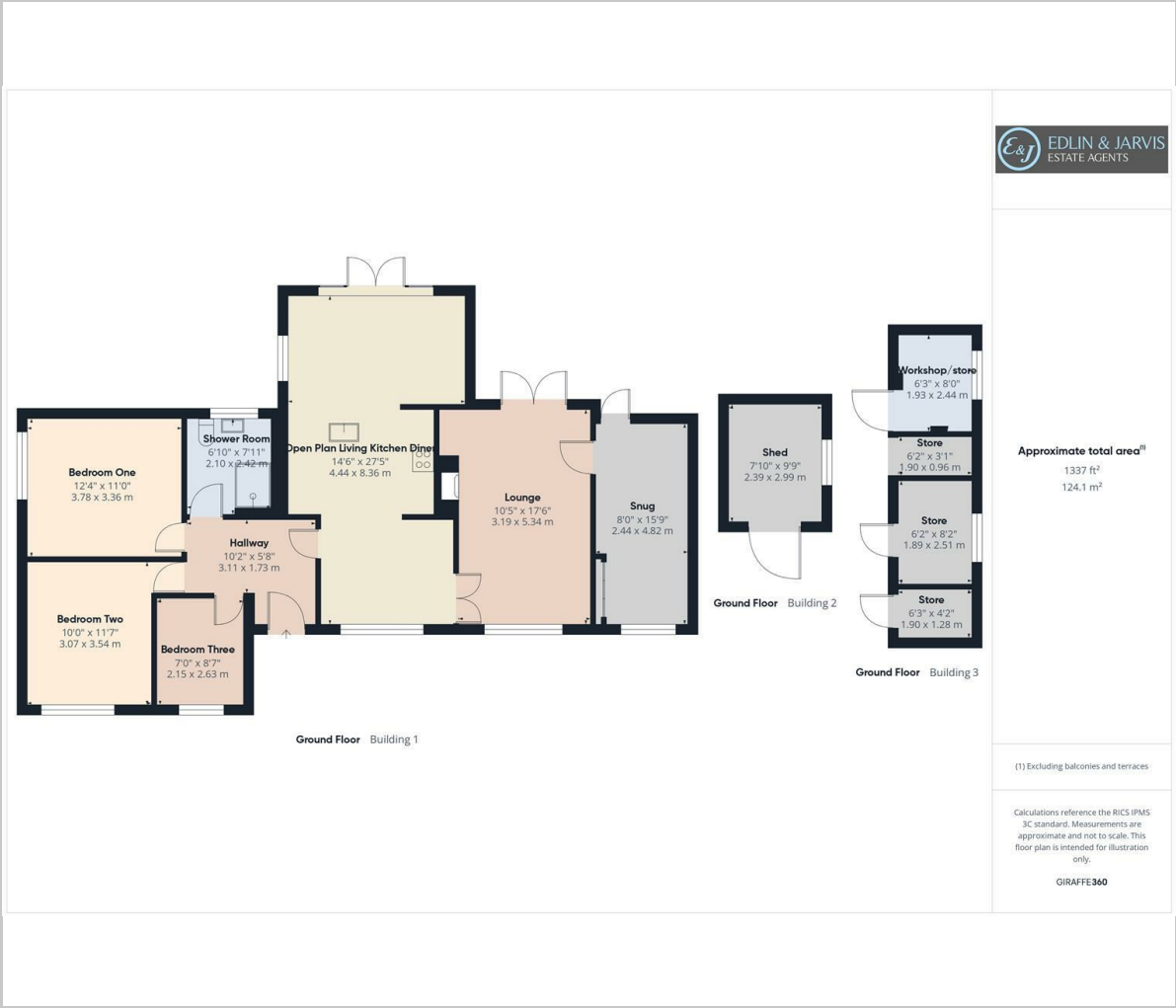
Store
6'2 x 8'2 (1.88m x 2.49m)

Store
6'3 x 4'2 (1.91m x 1.27m)

Shed
7'10 x 9'9 (2.39m x 2.97m)



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

