



28 Macaulay Drive  
Balderton, Newark, NG24 3QQ

£280,000

 3  1  2  B

## 28 Macaulay Drive

Balderton, Newark, NG24 3QQ

\*\*\*EXTENDED THREE BEDROOM SEMI DETACHED HOME IN A POPULAR LOCATION\*\*\*

Discover the perfect blend of traditional charm and modern efficiency in this beautifully extended three-bedroom semi-detached residence. Situated in a highly sought-after neighbourhood, this home is a standout choice for families and eco-conscious buyers alike, boasting significant upgrades and a generous 0.14-acre plot.

### The Heart of the Home:

The property has been thoughtfully extended to create a stunning, light-filled living space that benefits from natural light throughout the day. Featuring vaulted ceilings, stylish skylights and under floor heating this expansive space serves as the social hub of the home, perfect for hosting dinner parties or enjoying quiet family mornings.

### Key Internal Features:

**Dual Aspect Lounge:** A bright and airy living space that benefits from natural light throughout the day.

**Modern Utilities:** Peace of mind comes standard with a new boiler installed in 2025.

**Entrance Hall & Guest Cloakroom:** A welcoming entrance leading to a convenient downstairs WC.

**Three Well-Proportioned Bedrooms:** Ample space for family, guests, or a dedicated home office.

**Family Bathroom:** A clean, contemporary suite serving the upper floor.

**Eco-Friendly & Cost-Efficient:** This home doesn't just look good—it pays you to live there.

**Owned Solar Panels:** These panels generate an impressive annual income of approximately £600.

**Water Immersion Converter:** Maximises your energy efficiency by diverting excess solar power to heat your water, significantly reducing utility bills.

Set on an impressive 0.14-acre plot, the outdoor space is a true sanctuary for garden lovers and outdoor enthusiasts. The Rear Garden is an established haven featuring mature shrubs, trees, and ornamental bushes. It includes raised vegetable beds, a greenhouse, and a shed for the green-fingered enthusiast. A large, dedicated seating area provides the perfect backdrop for summer BBQs and alfresco dining.





The front of the property offers ample off-road parking leading to a garage, currently utilised as an excellent storage facility.

Nestled in an ideal location in Balderton there are many amenities within walking distance to include shops, a post office, a vets, and pubs. The property has easy access to local schools and good transport links to include the A1, A46, A52 & A17 making it ideal for commuters. Newark is an historic market town situated on the River Trent. Nottingham, Lincoln and Leicester all lie within commuting distance, whilst the east coast mainline allows London King Cross to be reached within 1 and 15 minutes.

**Entry**  
3'4 x 4'3 (1.02m x 1.30m)

**Lounge**  
18'2 x 11'0 (5.54m x 3.35m)

**Dining Area**  
12'1 x 10'10 (3.68m x 3.30m)

**Kitchen**  
19'8 x 12'8 (5.99m x 3.86m)

**WC**  
3'3 x 5'5 (0.99m x 1.65m)

**Landing**

**Bedroom One**  
11'9 x 11'1 (3.58m x 3.38m)

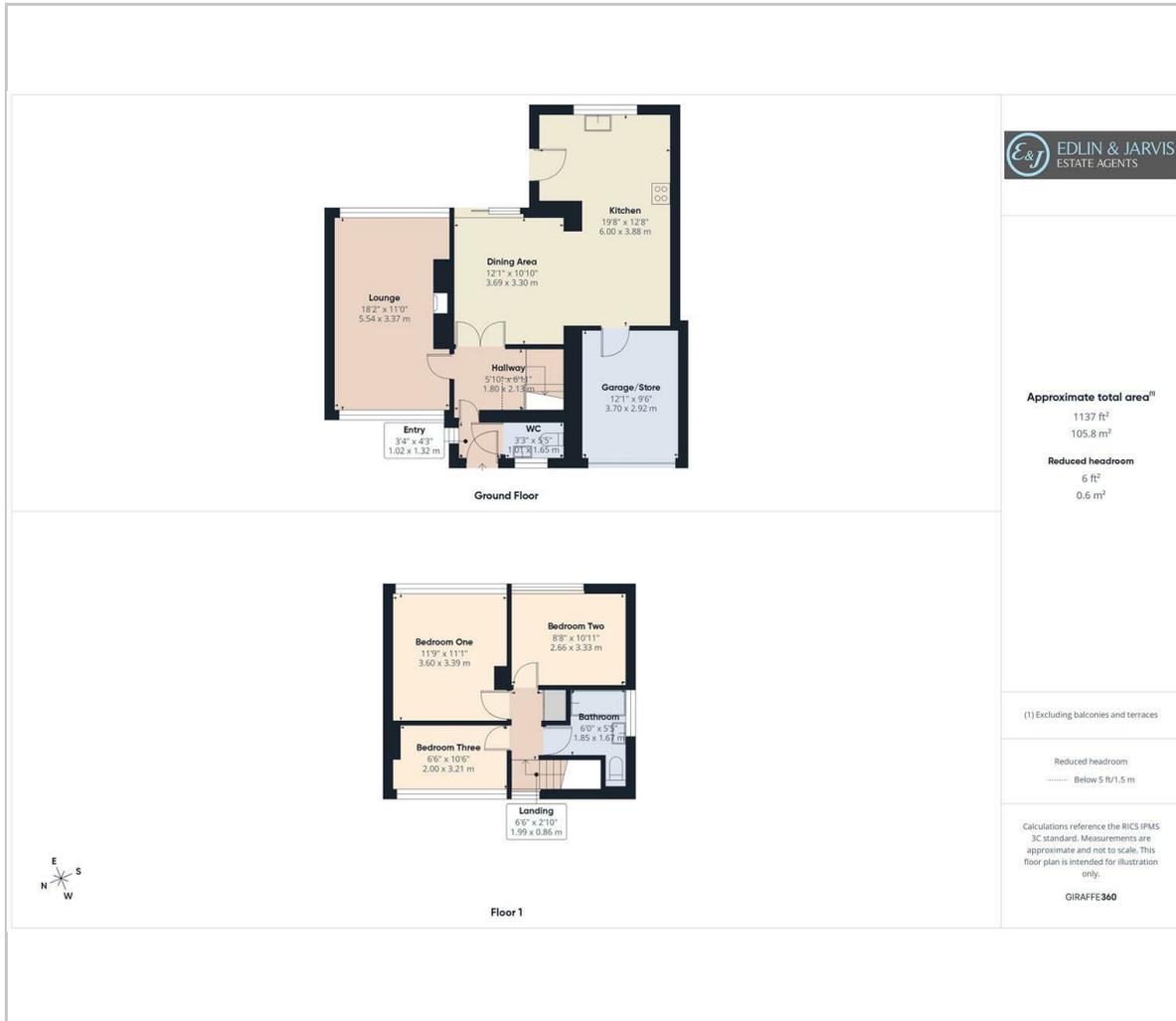
**Bedroom Two**  
8'8 x 10'11 (2.64m x 3.33m)

**Bedroom Three**  
6'6 x 10'6 (1.98m x 3.20m)

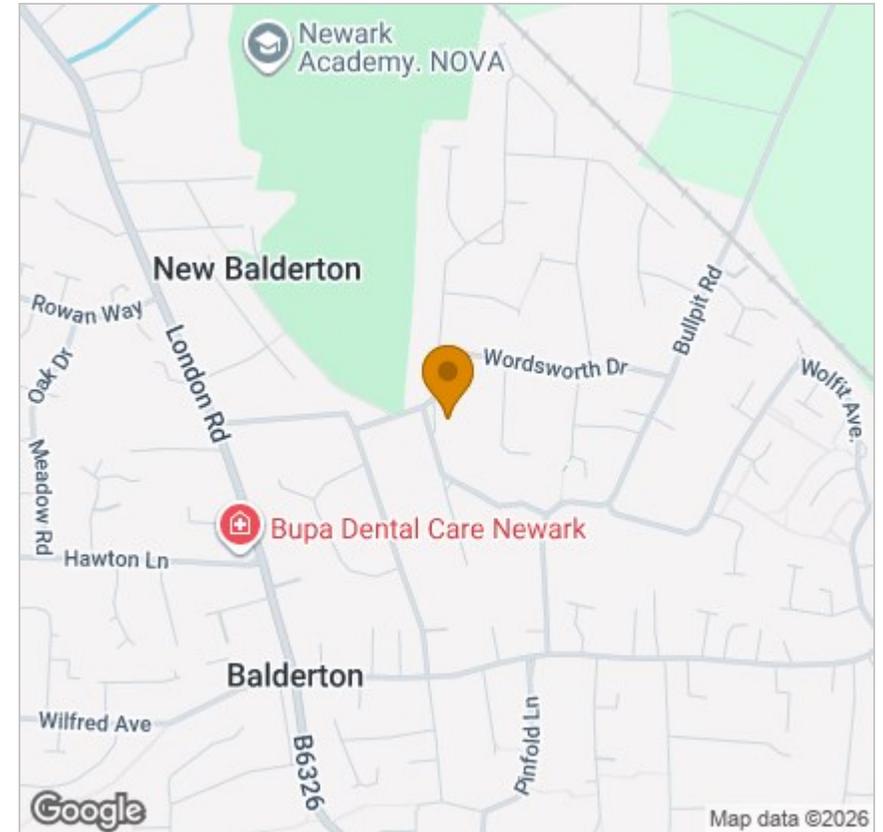
**Bathroom**  
6'0 x 5'5 (1.83m x 1.65m)

**Garage/Store**  
12'1 x 9'6 (3.68m x 2.90m)

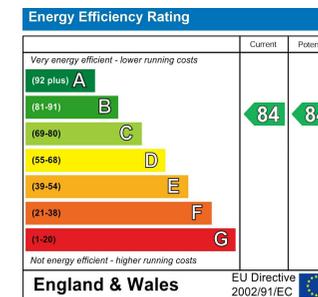
## Floor Plan



## 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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

36 Middle Gate, Newark, NG24 1AL

Tel: 01636 555043 Email: [enquiries@edlinandjarvis.co.uk](mailto:enquiries@edlinandjarvis.co.uk) <https://www.edlinandjarvis.co.uk/>