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ESTATE AGENTS



9 Coleman Avenue

Balderton, Newark, NG24 3DR

Price Guide £170,000

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EXTENDED TO THE GROUND FLOOR, NO CHAIN Guide Price £170,000 to £180,000 ***

This three-bedroom semi-detached home, situated in a popular residential area of Balderton comes with the distinct advantage of no upward chain, this versatile property features a thoughtful ground floor extension that provides flexible living options ideal for growing families, first-time buyers, or those working from home.

The ground floor accommodation comprises an entrance that opens into the centrepiece of the home. The bright and airy dual-aspect lounge, which is flooded with natural light and features French doors opening directly onto the rear seating area. The practical breakfast kitchen offers ample storage and worktop space. Adding to the property's overall flexibility, the extension creates a generous second reception room that can easily adapt to your lifestyle, whether utilized as a formal dining room, children's playroom, or dedicated home office.

On the first floor, you will find three well-proportioned bedrooms alongside a family bathroom and a separate WC, offering practical convenience for busy mornings. The property also benefits throughout from efficient gas central heating.

Outside, is potential for off-road parking subject to planning consent via local authorities. the potential driveway leads to a detached single garage. To the rear, the fully enclosed garden has been thoughtfully designed with low maintenance in mind. Featuring dedicated paved and decked seating areas directly accessible from the lounge, it creates an ideal private sanctuary for alfresco dining, summer BBQs, and outdoor relaxation.

Coleman Avenue is conveniently situated within the well-regarded village of Balderton, directly adjacent to the historic market town of Newark-on-Trent. Residents enjoy an excellent range of local amenities just moments away, including major supermarkets, independent shops, health centres, and nearby scenic walks around Balderton Lake.

























Families are well catered for with highly regarded local schools nearby, including Chuter Ede Primary School and The Newark Academy. For commuters, the area boasts exceptional transport links with fast access to the A1 and A46, as well as regular bus services and direct train lines to London King's Cross in approximately 75 minutes from nearby Newark Northgate station.

Entrance

Lounge
17'8 x 12'2 (5.38m x 3.71m)

Breakfast Kitchen
14'4 x 11'5 (4.37m x 3.48m)
max measurements

Reception Room
13'6 x 9'0 (4.11m x 2.74m)
max measurements

Landing

Bedroom One
12'2 x 11'9 (3.71m x 3.58m)
max measurements

Bedroom Two
11'9 x 8'6 (3.58m x 2.59m)

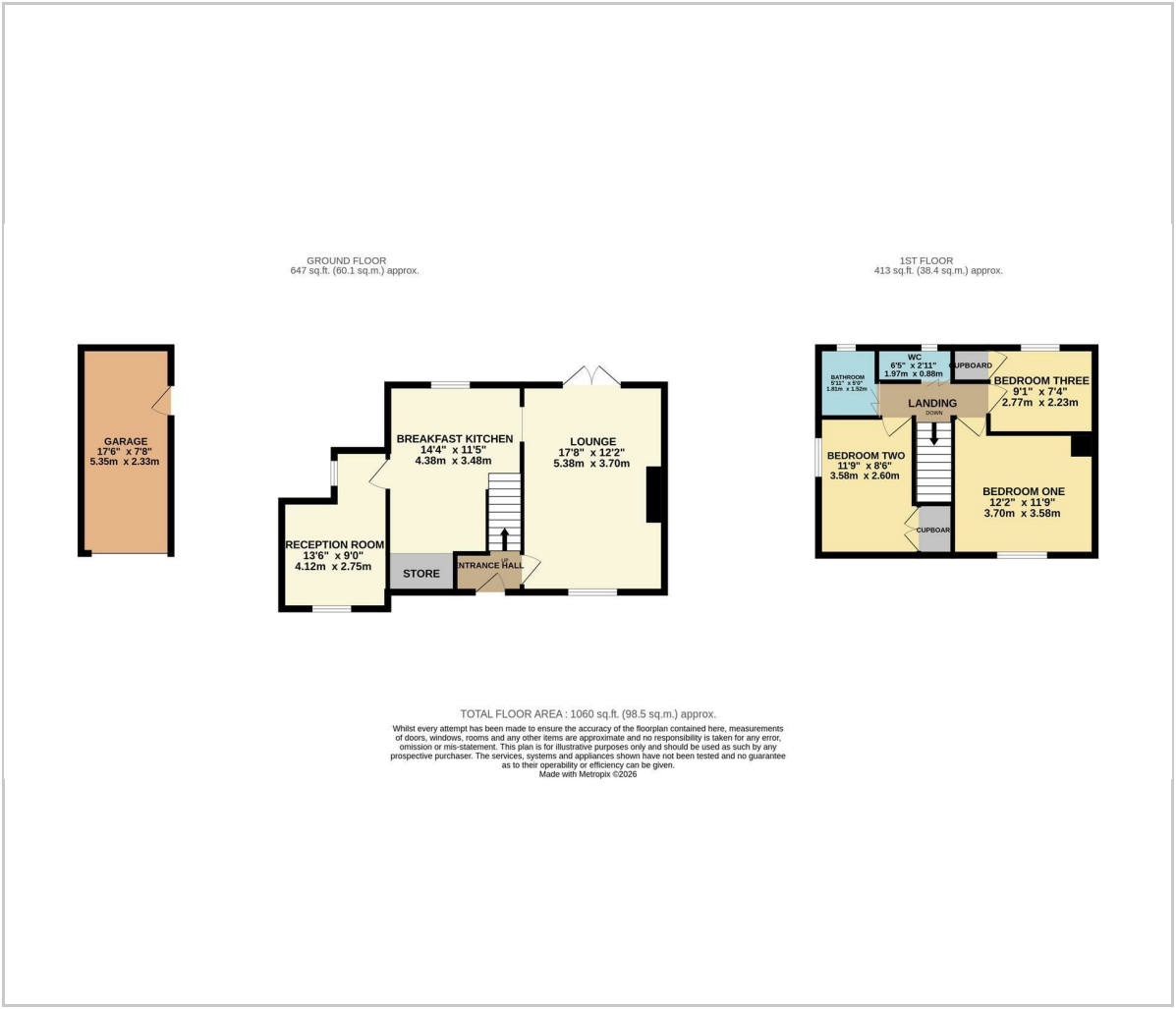
Bedroom Three
9'1 x 7'4 (2.77m x 2.24m)

Bathroom
5'11 x 5'0 (1.80m x 1.52m)

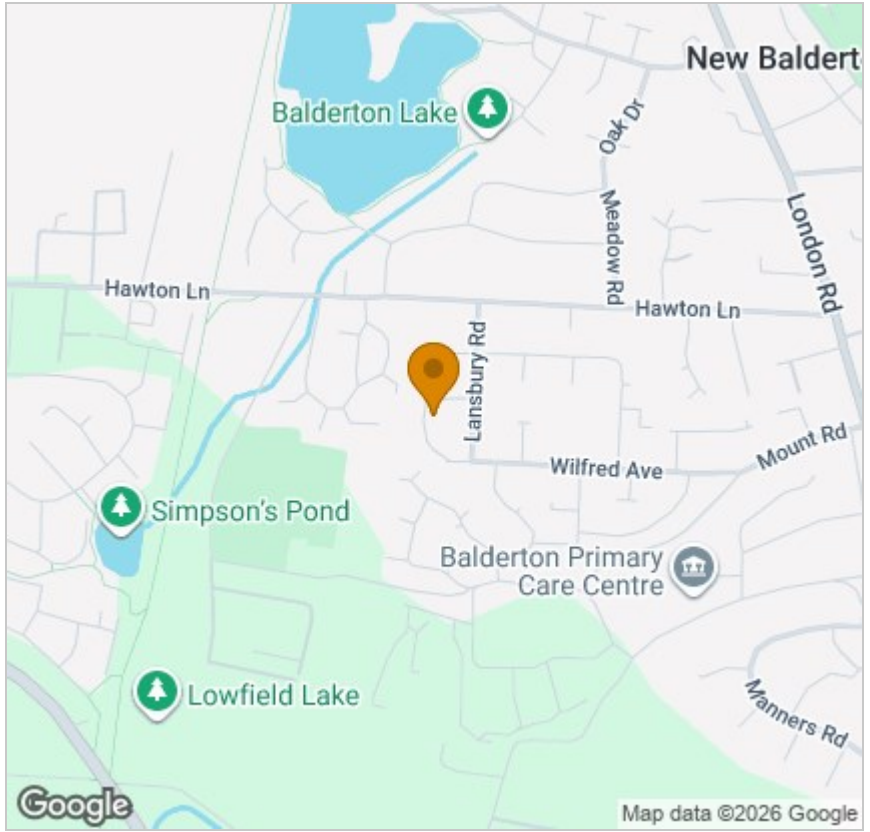
WC
6'5 x 2'11 (1.96m x 0.89m)

Garage
17'6 x 7'8 (5.33m x 2.34m)

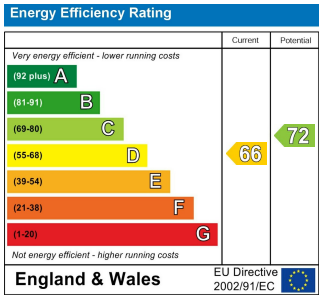
Floor Plan



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.

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