



9 Coleman Avenue
Balderton, Newark, NG24 3DR

£180,000

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EXTENDED TO THE GROUND FLOOR, NO CHAIN

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, the property boasts a driveway providing off-road parking that 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

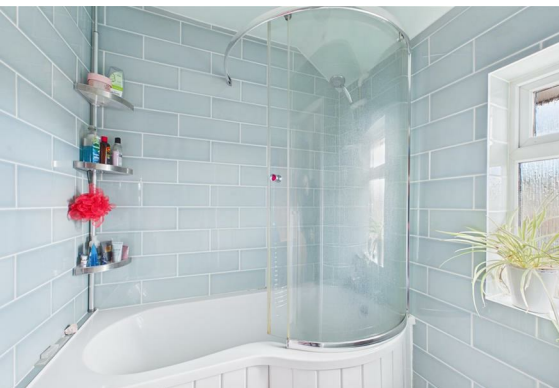
5'11 x 5'0 (1.80m x 1.52m)

WC

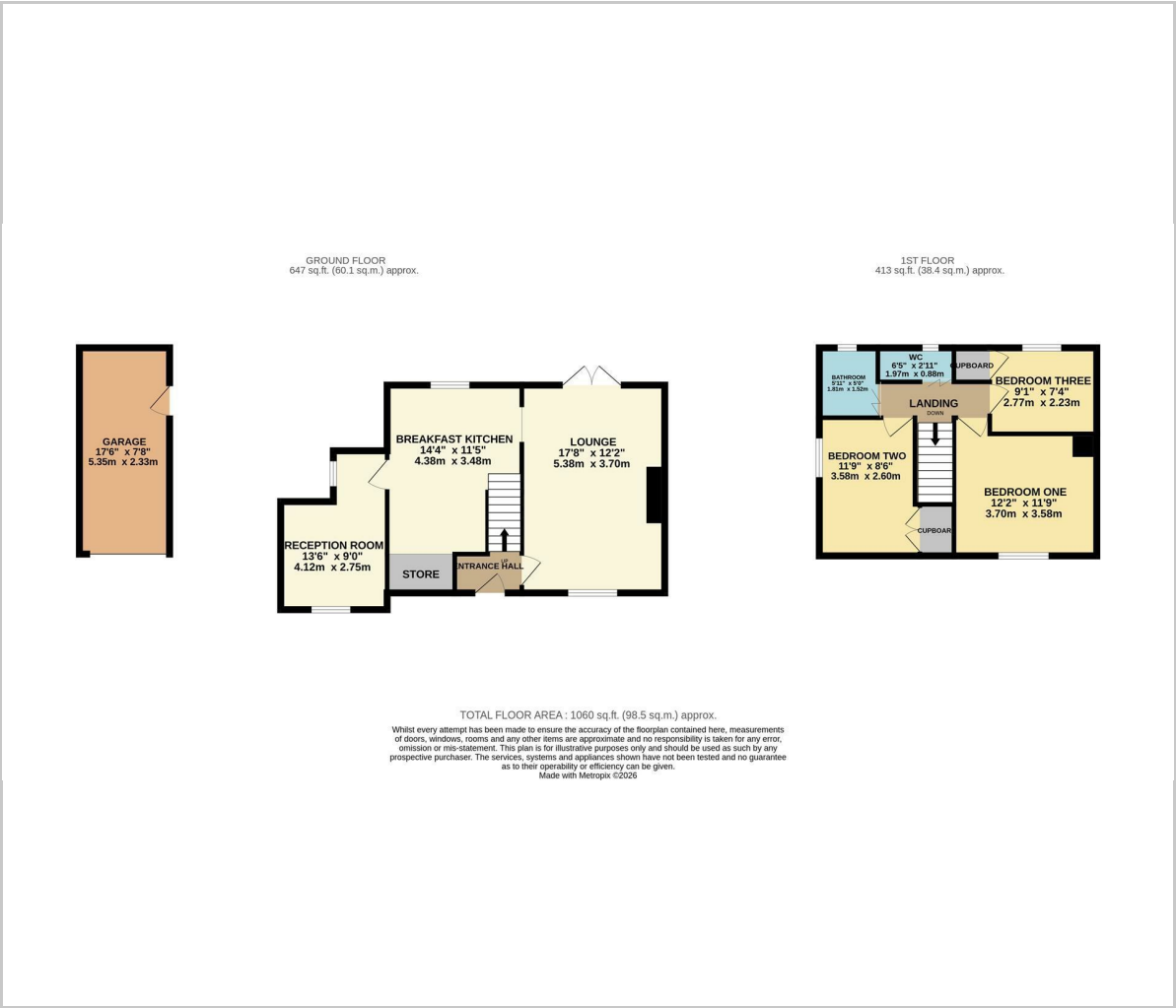
6'5 x 2'11 (1.96m x 0.89m)

Garage

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



Floor Plan



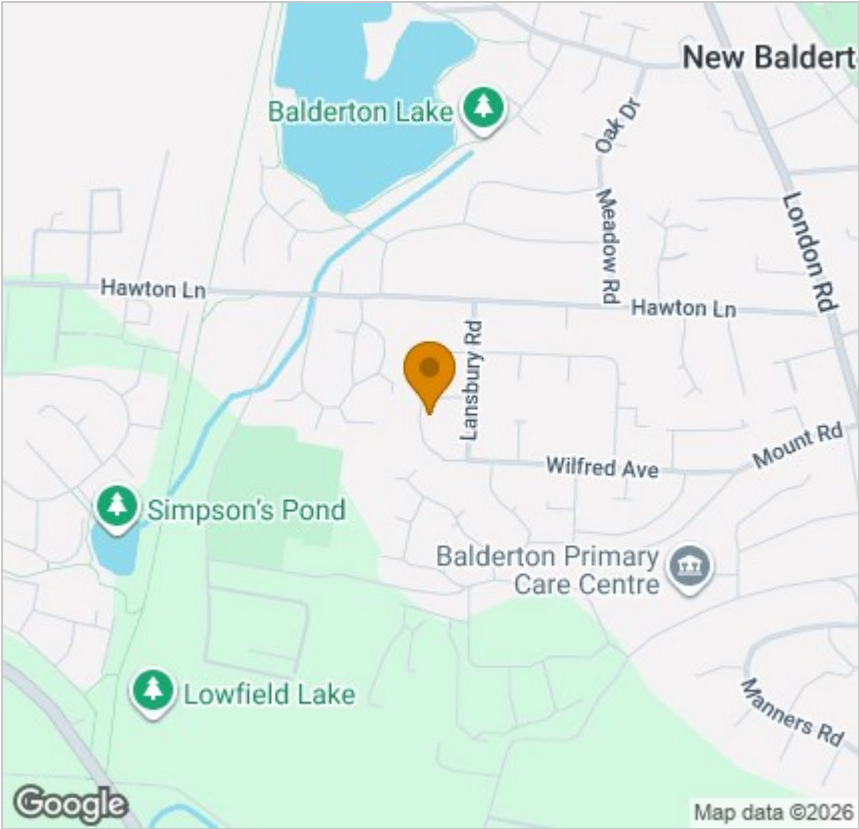
Viewing

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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Area Map



Energy Efficiency Graph

