



EDLIN & JARVIS  
ESTATE AGENTS



13 Baines Avenue

New Balderton, Newark, NG24 3BL

Guide Price £270,000 to £280,000





## 13 Baines Avenue

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\*\*\*EXQUISITE TWO BEDROOM DETACHED BUNGALOW\*\*\*Guide Price £270,000 to £280,000.

**A Masterclass in Modern Renovation:** Prepare to be impressed by this meticulously transformed detached bungalow on Baines Avenue. Renovated from top to bottom with an uncompromising eye for detail, this home blends traditional character with a bold, contemporary aesthetic. From the vibrant feature walls to the high-end fixtures, every inch of this residence feels brand new and "turn-key" ready.

**The Interior**

**The Welcome:** A bright, expansive entrance hallway featuring high ceilings and beautiful wood-effect flooring sets the tone for the rest of the home.

**The Lounge:** A sophisticated retreat centered around a traditional feature fireplace. The room is elevated by elegant arched alcoves with custom integrated lighting and a striking teal backdrop.

**The Chef's Kitchen:** The heart of the home is this stunning dual-tone kitchen. It boasts sleek white and sage cabinetry, premium integrated appliances (including a high-level oven and microwave), and pristine white worktops that wrap around into a convenient breakfast area.

**The Spa-Style Bathroom:** A true showstopper. This four-piece sanctuary features a classic claw-foot roll-top bath, a separate walk-in rainfall shower, and a stylish vanity unit—all set against a deep teal feature wall.

**The Bedrooms:** Two beautifully presented double bedrooms, both flooded with natural light and finished in calming, contemporary tones.

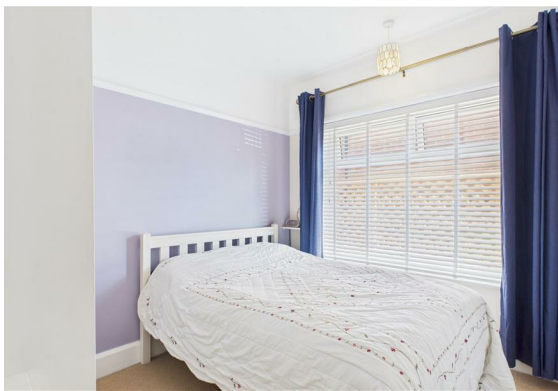
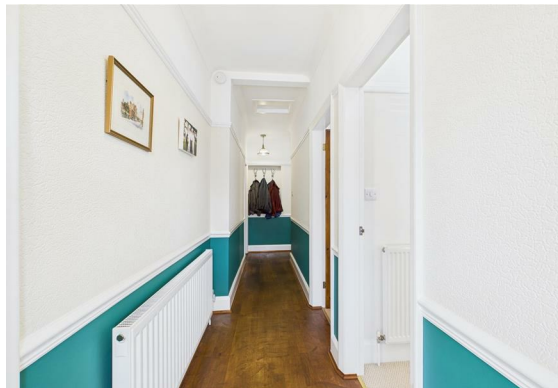
**The Exterior & Garden**

The outdoor space is an entertainer's dream. The rear garden has been thoughtfully landscaped to include:

**The Summer House:** A versatile timber garden room with French doors—perfect for a home office, hobby room, or reading retreat.

**Outdoor Living:** A large patio area and raised decking under a stunning timber pergola, ideal for alfresco dining.

**Curb Appeal:** The front features a pristine block-paved driveway providing ample off-road parking, leading to a detached garage.







**Location:** Situated in the heart of New Balderton, you are perfectly placed for local amenities, and easy access to Newark town centre, A1 and transport links.

### **Entrance Hall**

### **Lounge**

11'10 x 13'8 (3.61m x 4.17m)

### **Kitchen Diner**

22'1 x 7'0 (6.73m x 2.13m)

### **Bedroom One**

9'11 x 8'10 (3.02m x 2.69m)

### **Bedroom Two**

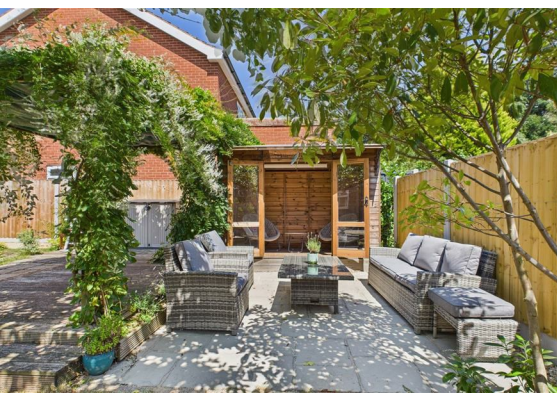
9'10 x 8'10 (3.00m x 2.69m)

### **Bathroom**

12'8 x 7'10 (3.86m x 2.39m)

### **Garage**

9'2 x 21'6 (2.79m x 6.55m)





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

