



EDLIN & JARVIS
ESTATE AGENTS



6 Elton Close
Balderton, Newark, NG24 3JY

Offers Over £300,000



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A Beautiful Family Haven in a Highly Sought-After Cul-de-Sac

Nestled in the quiet, highly regarded enclave of Elton Close, Balderton, this well presented four bedroom detached family residence perfectly balances spacious modern living with an idyllic, outdoor-focused lifestyle. Meticulously maintained and boasting a brilliant layout, this is a property designed for a growing family to step straight into and call home.

From the moment you step into the welcoming entrance hall, the seamless flow and clever use of space are evident:

The Living Spaces: A bright and inviting lounge offers the ultimate evening retreat, leading through to a dedicated dining room—the perfect setting for family Sunday roasts or entertaining friends. A functional kitchen is ready for busy mornings, supported by a highly practical downstairs WC.

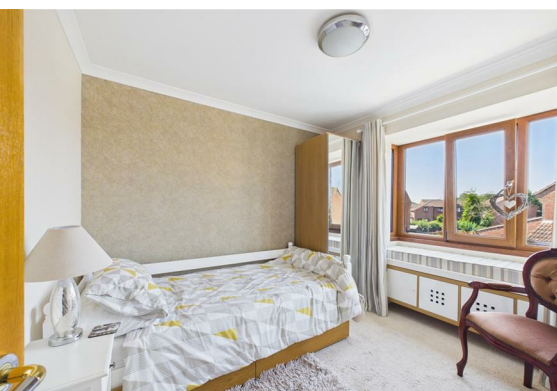
Rest & Retreat: Upstairs, you will find four well-proportioned bedrooms. The master suite serves as a private sanctuary, complete with its own modern en-suite shower room, while the remaining bedrooms are served by a contemporary four piece family bathroom.

Peace of Mind Upgrades: The home benefits from complete peace of mind with a gas central heating boiler newly installed in 2021, uPVC double glazing throughout, and a fully boarded loft providing exceptional, easily accessible storage.

The Lifestyle: An Outdoor Oasis

Step out into the rear garden, and you will find an environment designed to elevate your everyday routines. Fully enclosed and beautifully maintained, the garden is a true extension of the home's living space.





Start your mornings with a fresh espresso or lose yourself in a book inside the charming summer house. When the weekend rolls around, fire up the BBQ on the paved seating area for a spot of alfresco dining. For those with a green thumb, the garden is a dream come true, featuring a dedicated vegetable plot and a greenhouse ready for home-grown produce.

To the front, excellent curb appeal is matched by practicality, offering off-road parking and a secure garage.

The Location: Village Charm Meets Urban Connection Living in Balderton gives you the very best of both worlds—the tight-knit community feel of a large village, sitting seamlessly alongside the historic market town of Newark-on-Trent.

Everyday Essentials: You are just moments away from exceptional local amenities. Major supermarkets like Lidl, Sainsbury's, and Tesco Express handle the weekly shop, while the village features a local medical centre, pharmacy, and a selection of cosy local pubs.

Family First: The property sits in a prime catchment area for highly regarded schools, including the popular Chuter Ede Primary School, Barnby Road Academy, and well-rated secondary options like Newark Academy.

Unbeatable Connections: Commuting is effortless. The property offers swift access to the A1 and A46, opening up easy driving routes to Nottingham, Lincoln, and Leicester. For rail commuters, nearby Newark Northgate station offers direct, high-speed trains to London King's Cross in just 80 minutes, while Newark Castle connects you smoothly to Nottingham and Lincoln.

This Elton Close home offers more than just four walls—it offers a vibrant, well-connected lifestyle that your family will thrive in for years to come.

Entrance Hall

Lounge
11'9 x 15'9 (3.58m x 4.80m)

Dining Room
9'5 x 12'11 (2.87m x 3.94m)

Kitchen
15'1 x 8'5 (4.60m x 2.57m)

WC
2'11 x 5'8 (0.89m x 1.73m)

Landing

Bedroom One
13'9 x 8'9 (4.19m x 2.67m)

Ensuite
8'3 x 3'0 (2.51m x 0.91m)

Bedroom Two
11'10 x 8'10 (3.61m x 2.69m)

Bedroom Three
9'4 x 8'1 (2.84m x 2.46m)

Bedroom Four
9'1 x 10'2 (2.77m x 3.10m)
max measurements

Bathroom
5'7 x 7'3 (1.70m x 2.21m)

Garage
16'6 x 8'5 (5.03m x 2.57m)

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

