



EDLIN & JARVIS  
ESTATE AGENTS



3 Mead Way

Balderton, NG24 3GA

Offers Over £280,000



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### 3 Mead Way

Balderton, NG24 3GA

\*\*\*FOUR BEDROOM DETACHED FAMILY HOME/  
BALDERTON\*\*\*

Discover the perfect blend of space, comfort, and modern efficiency in this four-bedroom detached residence. Situated in the sought-after village of Balderton, this home is ideally positioned for families seeking proximity to excellent local schools, essential amenities, and superb transport links.

#### The Heart of the Home

Upon entering, you are welcomed by a bright and airy entrance hall that sets the tone for the rest of the property. The ground floor is designed for both busy family mornings and relaxed evening entertaining:

**Breakfast Kitchen:** A spacious and functional hub, perfect for casual dining and culinary creativity.

**Lounge:** A generous living area offering a warm atmosphere for relaxation.

**Dining Room:** A formal space for family Sunday roasts or dinner parties.

**Conservatory:** Flooded with natural light, providing a seamless transition between indoor comfort and the garden.

**Downstairs WC:** A practical essential for any modern family home.

#### Rest and Retreat

The first floor hosts four well-proportioned bedrooms and the main family bathroom. The primary bedroom serves as a private sanctuary, complete with its own dedicated en-suite shower room.

#### Modern Efficiency & Outdoors

Peace of mind comes standard here; the property benefits from a brand-new boiler installed in 2026, ensuring energy efficiency and warmth for years to come.

**Rear Garden:** Step outside to a fully enclosed, private garden. Featuring a lawn and a dedicated seating area, it's the perfect spot for summer BBQs or watching the children play.

**Parking & Storage:** The property boasts off-road parking and a substantial detached double garage, offering excellent storage or workshop potential.





**Location:** Balderton  
Located in a vibrant community, you are just a short distance from:  
**Education:** Easy access to well-regarded primary and secondary schools.  
**Convenience:** Local shops, supermarkets, and doctors are right on your doorstep.  
**Commuting:** Excellent links to the A1 and Newark Northgate station, making travel to London or Nottingham effortless.

**Entrance Hall**

**Lounge**

16'4 x 13'6 (4.98m x 4.11m)

**Dining Room**

11'0 x 9'5 (3.35m x 2.87m)

**Breakfast Kitchen**

15'1 x 11'0 (4.60m x 3.35m)

**Conservatory**

9'4 x 8'5 (2.84m x 2.57m)

**WC**

2'7 x 6'4 (0.79m x 1.93m)

**Landing**

**Bedroom One**

10'11 x 9'8 (3.33m x 2.95m)

**Ensuite**

7'6 x 6'0 (2.29m x 1.83m)  
max measurements

**Bedroom Two**

10'3 x 9'5 (3.12m x 2.87m)  
max measurements

**Bedroom Three**

11'0 x 10'11 (3.35m x 3.33m)  
max measurements

**Bedroom Four**

10'11 x 7'0 (3.33m x 2.13m)  
max measurements

**Bathroom**

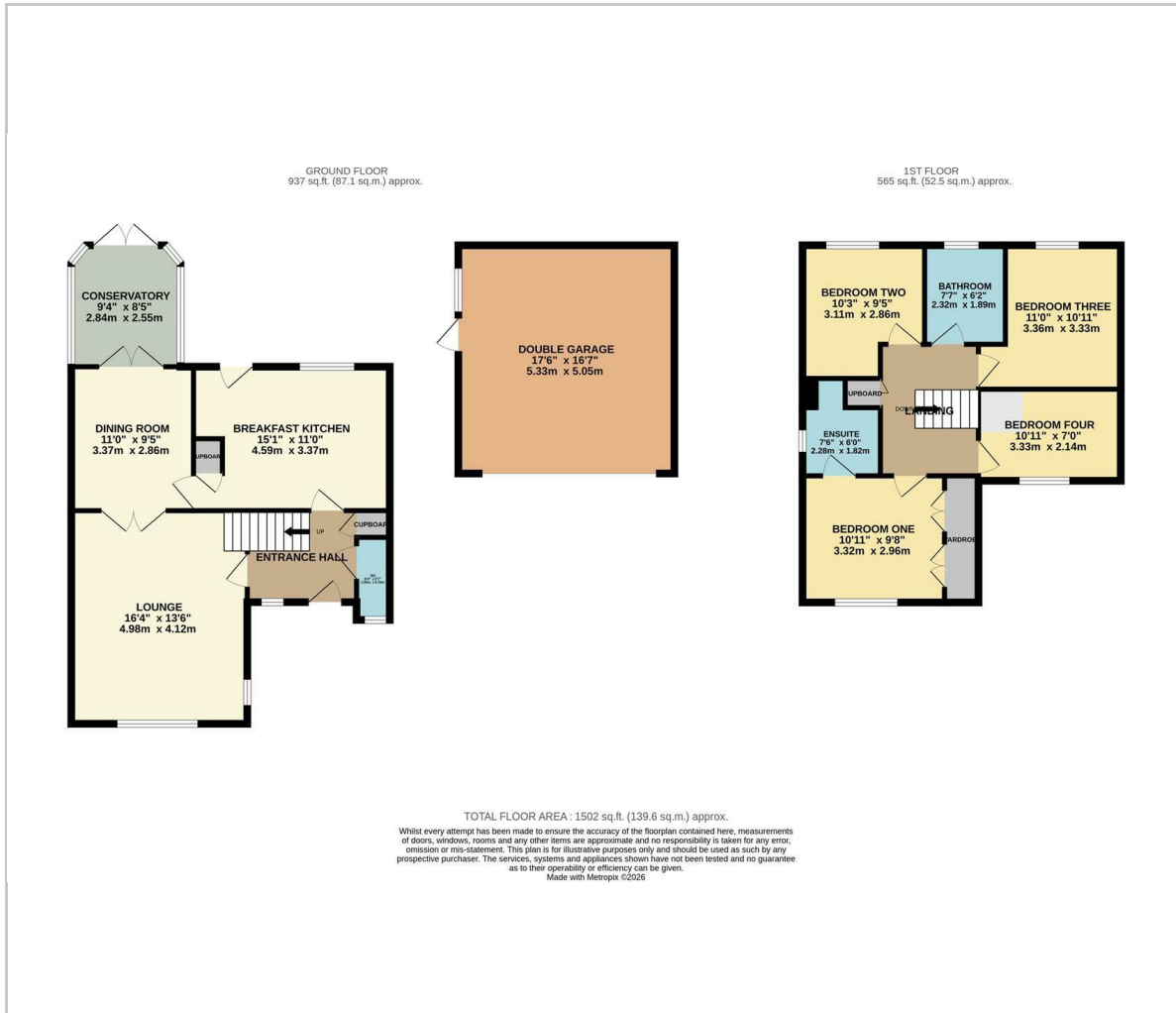
7'7 x 6'2 (2.31m x 1.88m)

**Double Garage**

17'6 x 16'7 (5.33m x 5.05m)



## Floor Plan



## Viewing

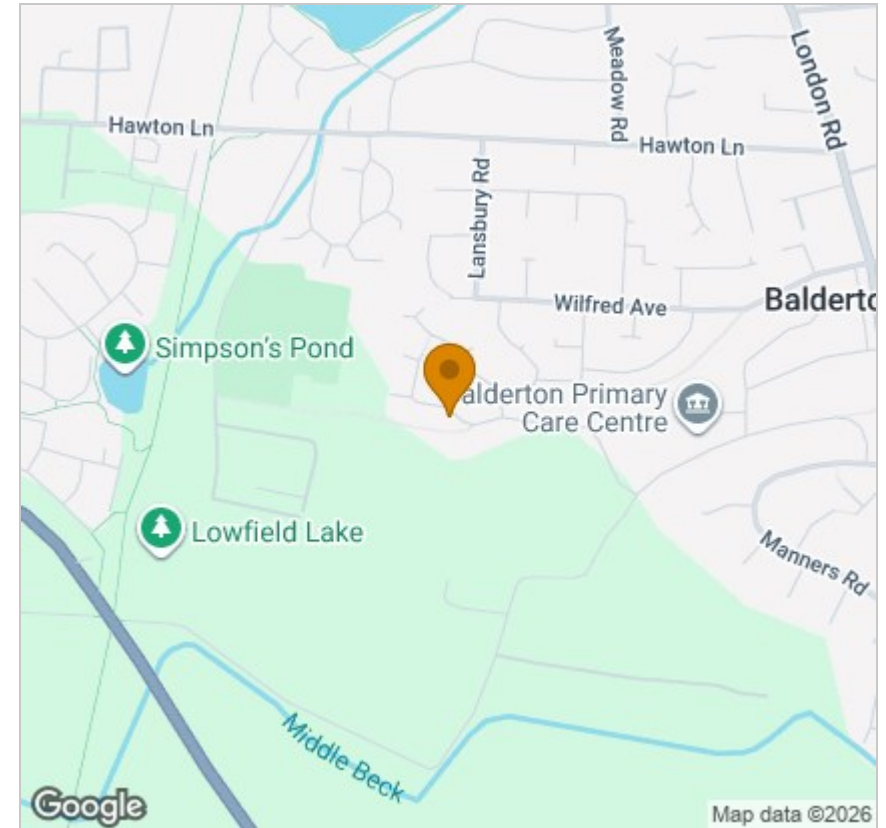
Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

