



EDLIN & JARVIS
ESTATE AGENTS



10 Marquis Avenue
Balderton, Newark, NG24 3HY

Guide Price £200,000 to £210,000



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CHARMING TWO BEDROOM TURN-KEY BUNGALOW/ QUIET CUL DE SAC LOCATION

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Tucked away in a peaceful Balderton cul-de-sac, this beautifully presented semi-detached bungalow offers the perfect blend of quiet residential living and easy access to local amenities. Offered in turn-key condition, this home is ideal for those looking to move straight in and start enjoying their new surroundings without the stress of renovations.

The Accommodation

The property has been thoughtfully maintained, featuring uPVC double glazing and gas central heating throughout. The layout is practical and spacious:

- Entrance Hall: A welcoming entry point providing access to the main living areas.
- Lounge: A bright and airy space, perfect for relaxing or entertaining guests.
- Breakfast Kitchen: A functional heart of the home with ample cabinetry and space for a breakfast table—perfect for casual dining.
- Two Double Bedrooms: Both bedrooms offer generous proportions, providing plenty of space for wardrobes and storage.
- Shower Room: A modern, well-appointed suite designed for ease of use.
- Rear Porch: A handy transition space between the interior and the garden, offering extra storage for coats and boots.

Outdoor Living

The exterior of the property is just as inviting as the interior:

- Front Garden: A neat, lawned area that enhances the property's curb appeal.
- Rear Garden: A private sanctuary primarily laid to lawn. It features a dedicated seating terrace, an ideal spot to enjoy your morning coffee or dine alfresco.

Location & Lifestyle

Located in the popular village of Balderton, you are just a short distance from local shops, post offices, and regular bus routes. Whether you are downsizing or seeking a low-maintenance single-story home, this property delivers comfort and convenience in a prime location.





Entrance Hall

Lounge

14'9 x 11'3 (4.50m x 3.43m)

Breakfast Kitchen

12'0 x 11'5 (3.66m x 3.48m)

Bedroom One

11'9 x 11'5 (3.58m x 3.48m)

Bedroom Two

12'3 x 8'8 (3.73m x 2.64m)

Shower Room

8'2 x 6'4 (2.49m x 1.93m)



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

Area Map



Energy Efficiency Graph

