



EDLIN & JARVIS
ESTATE AGENTS



14 Orchid Close
Balderton, Newark, NG24 3ET

£240,000



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NATURE AT YOUR DOORSTEP: A LAKESIDE HAVEN IN BALDERTON

Retreat to a lifestyle of peace and natural beauty with this charming two-double-bedroom detached bungalow. Tucked away at the end of a quiet cul-de-sac, this home occupies a truly unique position directly adjacent to the Balderton Lake Nature Reserve. It's a dream location for outdoor enthusiasts, offering immediate access to scenic trails and vibrant local wildlife.

The Living Space: The interior is designed for comfort and ease of living, featuring:

Lounge/Diner: A spacious, light-filled heart of the home perfect for relaxing or entertaining.

Kitchen: Well-appointed and functional for the home cook.

Modern Bathroom: Recently updated with contemporary fixtures and finishes.

Two Double Bedrooms: Both rooms offer generous proportions and a peaceful atmosphere.

Modern Comforts: The home benefits from UPVC double glazing throughout and gas central heating via a combi boiler (installed 2021).

A Gardener's Paradise: The outdoor spaces are a true highlight. The front and rear cottage-style gardens have been lovingly curated with an array of shrubs and bushes, creating a private sanctuary.

Alfresco Living: The dedicated seating area is the perfect spot for your morning coffee or evening meals, accompanied by the soundtrack of local birds.

Practical Storage: Two garden sheds provide ample space for tools and outdoor equipment.

Versatile Studio & Parking

The former garage has been thoughtfully converted into a versatile studio space, complete with its own kitchenette. Whether you need a home office, an art studio, or a guest suite, this addition offers incredible flexibility.

A long driveway provides significant off-road parking for several vehicles, ensuring plenty of space for guests.

Location Highlights

Nature: Direct access to Balderton Lake for walking, photography, and birdwatching.

Convenience: Despite the tranquil setting, you are within easy reach of local amenities and transport links. Newark Northgate Train station is a short drive away where London's Kings Cross can be reached in 1 hour and 15 mins via the East Coast mainline making it ideal for commuters.

Privacy: Situated in a quiet, low-traffic cul-de-sac.

Agent's Note: This property is a rare find. It combines the ease of bungalow living with a "one-off" location that brings the best of the British countryside right to your garden gate.





Entrance

Cloak Store

Lounge Diner
10'3 x 19'5 (3.12m x 5.92m)

Kitchen
7'10 x 9'9 (2.39m x 2.97m)

Bedroom One
8'11 x 9'11 (2.72m x 3.02m)

Bedroom Two
9'2 x 9'1 (2.79m x 2.77m)

Bathroom
6'1 x 7'1 (1.85m x 2.16m)

Studio
7'9 x 15'0 (2.36m x 4.57m)



Floor Plan



Viewing

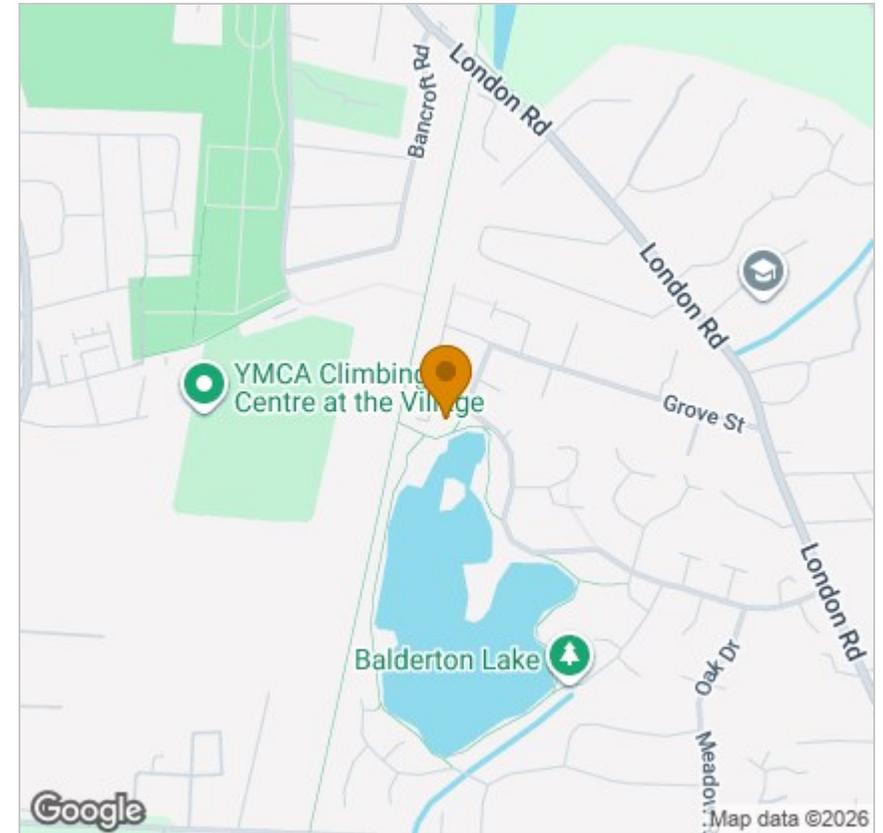
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Area Map



Energy Efficiency Graph

