

EDLIN & JARVIS  
ESTATE AGENTS  
FOR SALE  
01636 555043



4 Knipton Close  
Balderton, Newark, NG24 3HZ  
Price Guide £200,000 to £220,000

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## 4 Knipton Close

Balderton, Newark, NG24 3HZ

\*\*\*CUL DE SAC LOCATION\*\*\* Guide Price £200,000 to £210,000. This two bedroom semi detached Fosters built bungalow benefits from ample off road parking and is being sold with no upward chain. The accommodation comprises an entrance hall, lounge, kitchen diner, sun room, two bedrooms and a shower room. Outside the enclosed rear garden is paved with shrubs and gives access to the garage side door. The front is accessed via double gates that lead to a large driveway providing parking for several vehicles and leads to the garage. The front garden is also paved with shrubs. The property benefits from gas central heating and UPVC double glazing.

This property is situated within a sought after location of Balderton and has easy access to local schools and local amenities to include doctors, Sainsbury's, Tesco's, a Vets and much more. The property provides easy access to transport links to include the A1, A46, A17 & A52 making it ideal for commuters. Newark is a busy market town situated on the river Trent where the Fosse Way meets the Great North Road. Nottingham, Lincoln, Doncaster and Leicester all lie within commuting distance, whilst the east coast mainline allows London King Cross to be reached within 1 hour and 15 minutes.

### Entrance Hall

### Lounge

14'3 x 10'8 (4.34m x 3.25m)





**Kitchen Diner**  
11'6 x 11'2 (3.51m x 3.40m)

**Sun Room**  
14'3 x 4'6 (4.34m x 1.37m)

**Bedroom One**  
11'8 x 11'2 (3.56m x 3.40m)

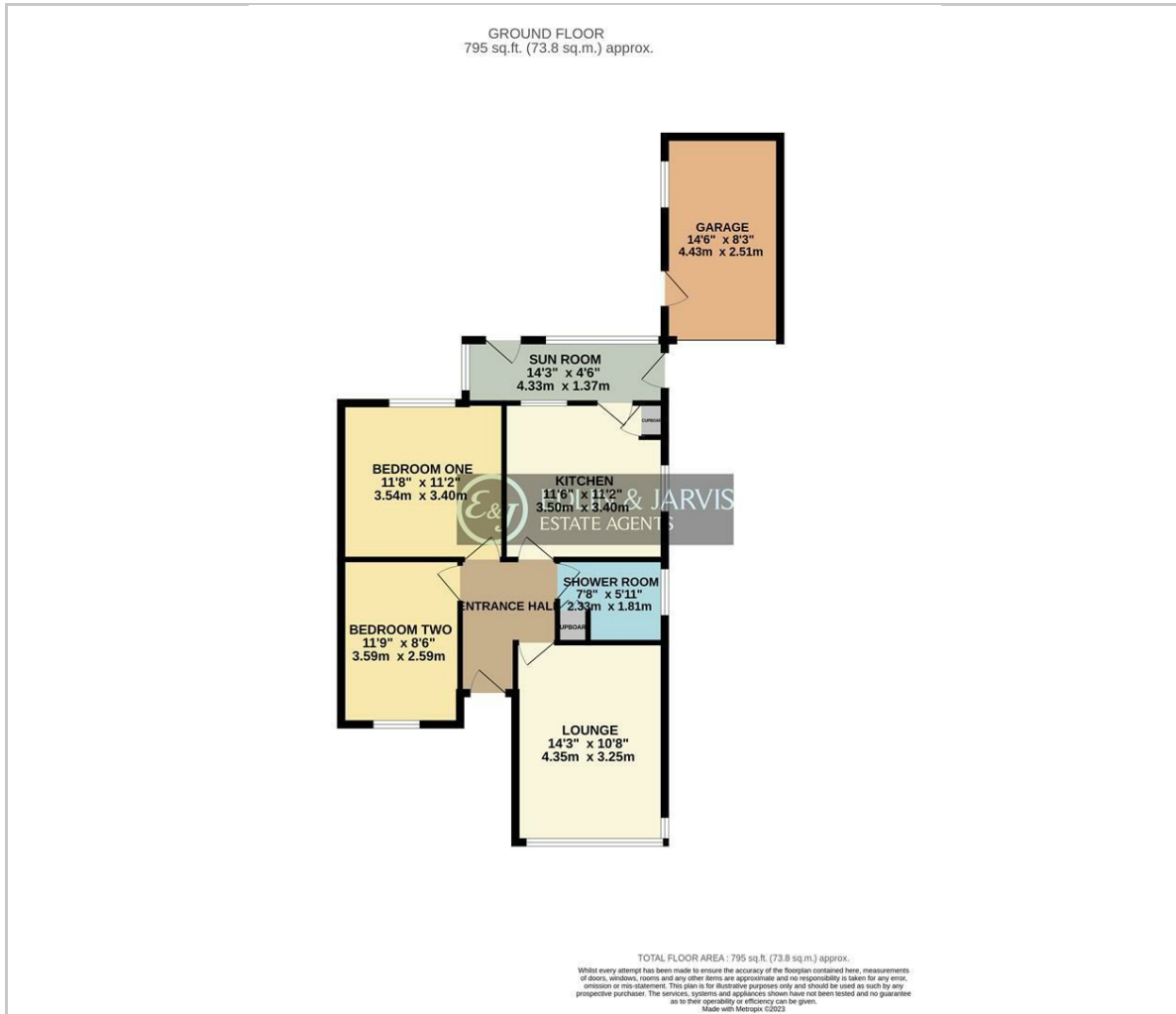
**Bedroom Two**  
11'9 x 8'6 (3.58m x 2.59m)

**Shower Room**  
7'8 x 5'11 (2.34m x 1.80m)

**Garage**  
14'6 x 8'3 (4.42m x 2.51m)



## Floor Plan



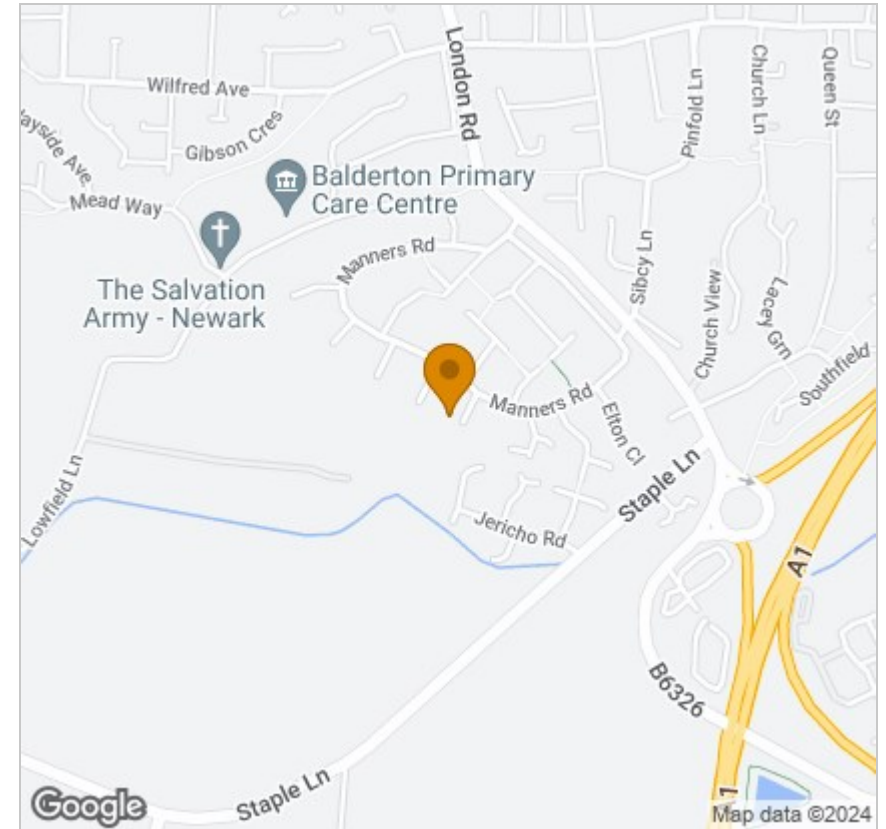
## Viewing

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

