



32 Browning Road  
Balderton, Newark, NG24 3QU

£230,000

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## 32 Browning Road

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\*\*\*GOOD SIZED GARDEN\*\*\* This charming detached bungalow located on Browning Road in the lovely area of Balderton is being sold with no upward chain. This property boasts a kitchen diner and a cosy reception room, perfect for relaxing or entertaining guests. With two bedrooms, there is ample space guests to stay over. The bungalow also features a shower room.

Situated in a peaceful neighbourhood, this detached bungalow offers a sense of tranquillity and privacy. The property type ensures that you have your own space without sharing walls with neighbours, providing a peaceful and quiet living environment.

The property benefits from gas central heating and UPVC double glazing

Outside the rear garden is mainly laid to lawn with a variety of shrubs, a paved seating area and two brick built stores. The front is lawned with double gates that lead to the drive giving access to the tandem garage which measures over 27ft.

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.

Whether you are looking for a cozy home to settle down in or a tranquil retreat away from the hustle and bustle of city life, this detached bungalow on Browning Road offers the perfect opportunity to create your own haven.





**Entrance Hall**

**Lounge**  
12'10 x 11'9 (3.91m x 3.58m)

**Kitchen Diner**  
11'9 x 11'7 (3.58m x 3.53m)

**Bedroom One**  
12'0 x 11'7 (3.66m x 3.53m)

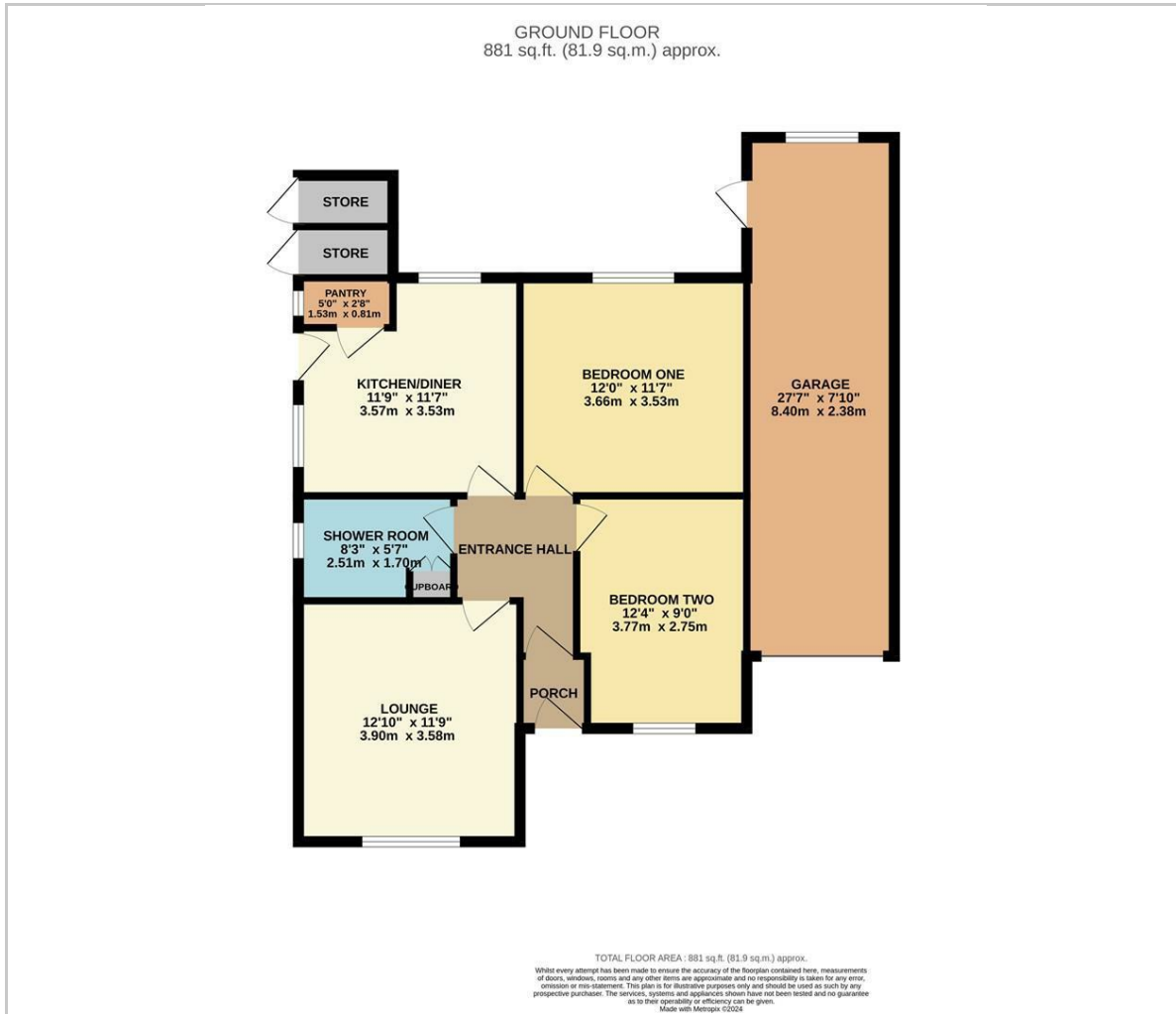
**Bedroom Two**  
12'4 x 9'0 (3.76m x 2.74m)

**Shower Room**  
8'3 x 5'7 (2.51m x 1.70m)

**Garage**  
27'7 x 7'10 (8.41m x 2.39m)



## 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

