



3 Queen Street
Balderton, NG24 3NR

£375,000



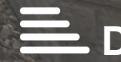
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3 Queen Street

Balderton, NG24 3NR

*****Character & Charm***** Welcome to Queen Street, Balderton - a charming cottage that could be the perfect property for your new home! A versatile property with spacious rooms this property is being sold with no chain.

As you step inside, you'll be greeted by not just one, not two, but four reception rooms, offering ample space for entertaining guests or simply relaxing with your loved ones. The property boasts a spacious entrance hall, lounge measuring over 21ft, conservatory, sitting room, dining room, kitchen dining area, boot room, utility room and downstairs WC. The first floor landing leads to three double bedrooms an office ideal for those working from home, a family bathroom and a wet room.

With two bathrooms, mornings will be a breeze for the whole family. No more queuing for the shower! The layout of this property ensures that everyone has their own space and privacy.

Whether you're an old property enthusiast or simply appreciate the character of period properties, this house on Queen Street is sure to capture your heart. Imagine sipping your morning tea in the beautiful garden in the heart of Old Balderton.

Outside the gardens are enclosed with a variety of shrubs and trees a paved seating area and double gates leading to a gravelled drive providing off road parking. There is additional access off Marshall Court.

The property benefits from gas central heating, UPVC double glazing, a large detached in and out garage with an inspection pit and owned solar panels.

Balderton has many amenities within walking distance to include Tescos, a post office, a vets and pubs. The property has easy access to local schools and good transport links to include the A1, A46, A52 & A17 making it ideal for commuters. Newark is a busy market town situated on the River Trent. Nottingham, Lincoln and Leicester all lie within commuting distance, whilst the east coast mainline allows London King Cross to be reached within 1 and 15 minutes.

Entrance Hall

Lounge
21'9" x 13'1" (6.63m x 3.99m)





Conservatory
9'5 x 8'8 (2.87m x 2.64m)

Sitting Room
13'1 x 12'4 (3.99m x 3.76m)

Dining Room
19'3 x 9'8 (5.87m x 2.95m)

Kitchen
10'11 x 8'2 (3.33m x 2.49m)

Dining Area
14'6 x 10'4 (4.42m x 3.15m)

Boot Room
10'4 x 4'9 (3.15m x 1.45m)

Utility Room
8'9 x 8'2 (2.67m x 2.49m)

Downstairs Wc
7'1 x 4'2 (2.16m x 1.27m)

Landing

Bedroom One
13'1 x 10'9 (3.99m x 3.28m)

Bedroom Two
13'1 x 11'9 (3.99m x 3.58m)

Bedroom Three
10'4 x 10'0 (3.15m x 3.05m)

Study
7'8 x 6'0 (2.34m x 1.83m)

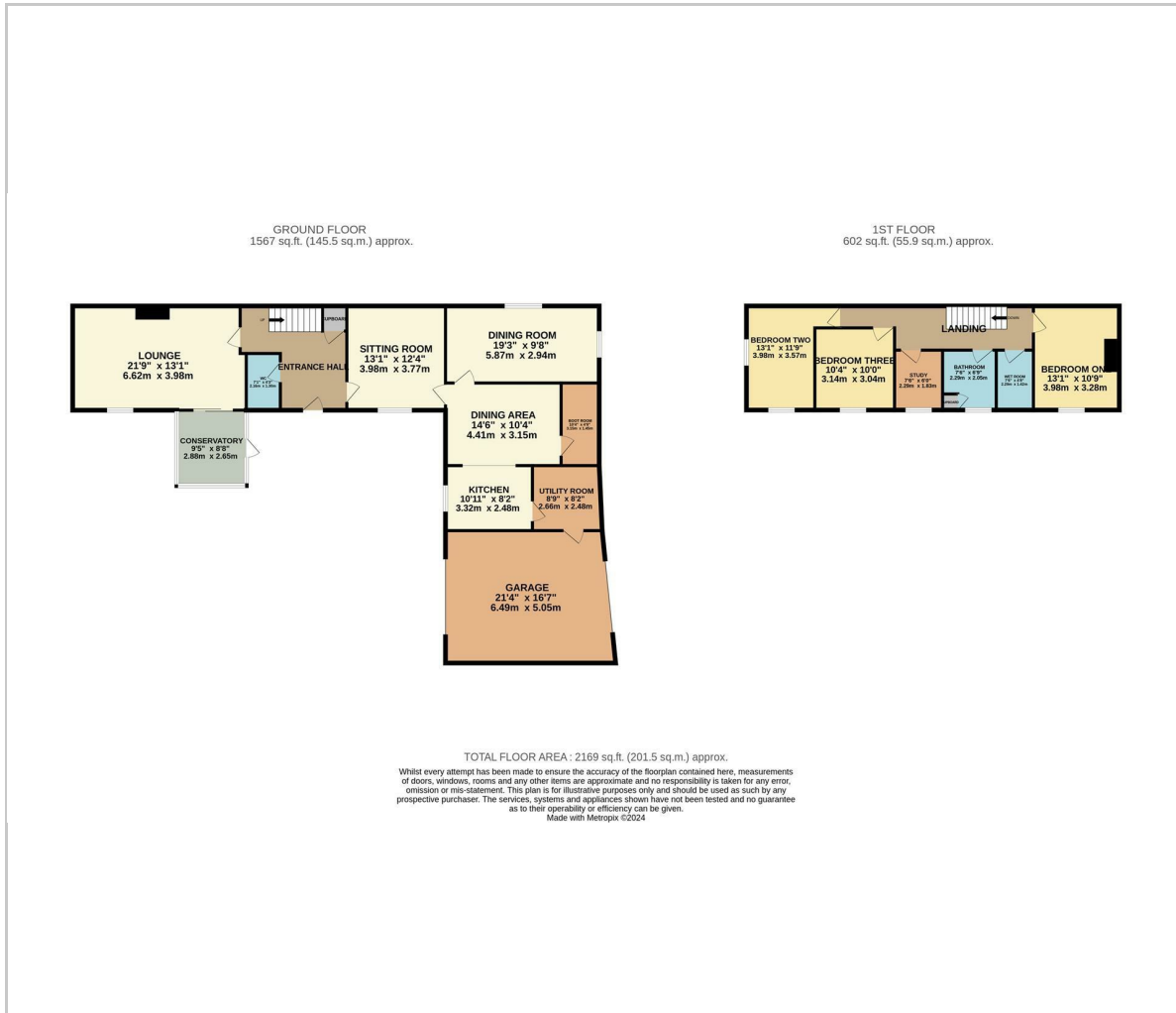
Bathroom
7'6 x 6'9 (2.29m x 2.06m)

Wet Room
7'6 x 4'8 (2.29m x 1.42m)

Garage
21'4 x 16'7 (6.50m 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

