



42 Stafford Avenue  
New Balderton, Newark, NG24 3EG

**Offers Over £180,000**

 3  1  2  D



## 42 Stafford Avenue

New Balderton, Newark, NG24 3EG

\*\*\*IDEAL FIRST TIME BUY\*\*\* This three bedroom semi detached family home was refurbished in 2023 and sits on a corner plot. The refurbishment included a refitted kitchen, family bathroom, a new boiler (with a 5 year warranty), and was fully decorated with new flooring throughout.

The accommodation to the ground floor comprises an entrance hall with a modern breakfast kitchen with a pantry, a lounge/diner and a conservatory off the kitchen. The modern breakfast kitchen has off white matt units with drawers, work surfaces, integrated hob, electric oven and extractor fan with space for a free standing fridge freezer, pantry and spotlights to the ceiling. The outside leads to a paved patio area bordered by hedges which leads to a side access to the garage and front. To the first floor there are two double bedrooms and one single bedroom and a family bathroom.

The front is accessed via a driveway with a garage and stoned area offering extra parking to the side, the front garden is laid to lawn with mature shrubs & bushes.

This property is located in Balderton and has many amenities to include supermarkets, schools, vets, doctors and has easy access to transport links to include the A1, A52 & A46. Balderton lake nature reserve is less than half a mile away making it within walking distance and offers beautiful tranquil walks.

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  
18'0 x 13'6 (5.49m x 4.11m)







**Kitchen Diner**  
14'3 x 9'3 (4.34m x 2.82m)

**Conservatory**  
10'1 x 8'0 (3.07m x 2.44m)

**Pantry**

**Landing**

**Bedroom One**  
13'5 x 12'0 (4.09m x 3.66m)

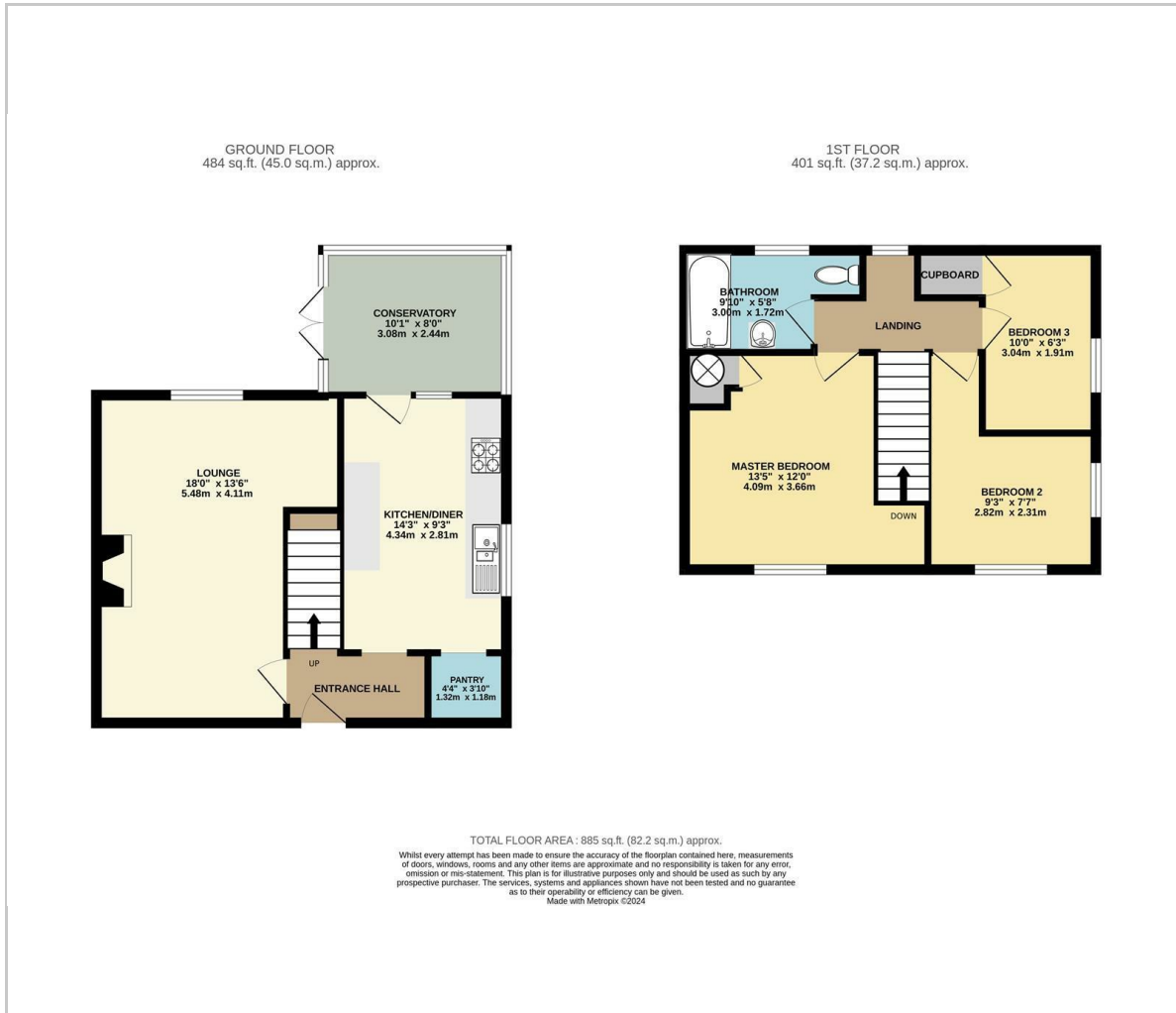
**Bedroom Two**  
9'3 x 7'7 (2.82m x 2.31m)

**Bedroom Three**  
10'0 x 6'3 (3.05m x 1.91m)

**Bathroom**  
9'10 x 5'8 (3.00m x 1.73m)



## 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.

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

## Area Map



## Energy Efficiency Graph

