



EDLIN & JARVIS
ESTATE AGENTS



9 Shelley Close, Balderton, NG24 3LS

Guide Price £240,000





9 Shelley Close

Balderton, NG24 3LS

- Three Bedroom Semi Detached Bungalow
- Garden Room
- Off Road Parking & Detached Garage
- Council Tax Band B
- Wet Room
- Lounge & Dining Room
- Gas Central Heating With New Boiler 2023
- New UPVC Double Glazing
- Well Presented
- Front & Rear Gardens

CUL DE SAC LOCATION Guide Price £240,000 to £250,000

Nestled in a peaceful cul-de-sac within the desirable Shelley Close, Balderton, this delightful semi-detached bungalow offers the perfect blend of comfort and convenience. Boasting three well-proportioned bedrooms, this property is an ideal haven for couples, individuals, or those seeking a tranquil retreat.

Step inside to discover a spacious and practical layout designed for seamless living. The welcoming entrance hall leads to a comfortable lounge and a separate dining area, perfect for both everyday relaxation and entertaining guests. The well-appointed kitchen flows into a charming garden room, offering a lovely spot to enjoy views of the low-maintenance rear garden. A modern wet room and the three versatile bedrooms complete the internal living space. Recent upgrades ensure peace of mind, including a new gas central heating boiler installed in 2023 and UPVC double glazing throughout.

Outside, the enclosed rear garden is a private oasis of easy-care decorative gravel, featuring a paved seating area – ideal for your morning coffee or al fresco dining. The front of the property presents an attractive gravelled area and a generous driveway leading to a detached garage, providing ample off-road parking and storage.

Set within a tranquil neighbourhood, this property benefits from a strong sense of community while offering superb access to local amenities. Within easy reach, you'll find doctors' surgeries, major supermarkets like Sainsbury's and Tesco, charming pubs, a vets, and much more. For wider conveniences, Newark town centre is just two miles away, offering an even greater selection of shops, restaurants, and cultural attractions. Commuters will appreciate the excellent transport links, with easy access to the A1, A52, A46, and A17. For those travelling further afield, Newark Northgate station provides a fast East Coast train line service, reaching London King's Cross in approximately 1 hour and 15.



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Entrance Hall	
Lounge	14'6 x 10'9 (4.42m x 3.28m)
Dining Room	8'8 x 8'3 (2.64m x 2.51m)
Kitchen	12'0 x 7'8 (3.66m x 2.34m)
Garden Room	6'7 x 8'9 (2.01m x 2.67m)
Bedroom One	9'2 x 11'9 (2.79m x 3.58m)
Bedroom Two	11'7 x 7'11 (3.53m x 2.41m)
Bedroom Three	8'6 x 6'6 (2.59m x 1.98m)
Shower Room	8'7 x 4'6 (2.62m x 1.37m)
Garage	15'11 x 8'2 (4.85m x 2.49m)



Directions





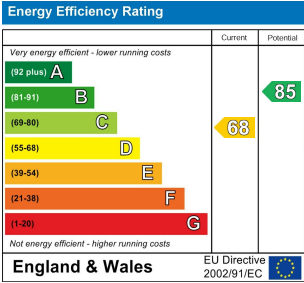
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.