



EDLIN & JARVIS
ESTATE AGENTS



17 Manners Road

Balderton, NG24 3HW

Guide Price £280,000 to £290,000



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A SPACIOUS & FLEXIBLE FAMILY HOME
GUIDE PRICE: £280,000 - £290,000

Step into a home that's perfectly designed for modern family living. This extended detached house occupies a desirable corner plot on the highly sought-after Manners Road in Balderton, offering exceptional space, versatility, and comfort.

Inside, you'll discover a brilliant layout for both everyday life and entertaining. Unwind in the lounge, host dinners in the separate dining room, or enjoy a seamless connection to the garden from the sun-drenched garden room. The whole house is filled with natural light, creating a warm, inviting, and truly welcoming atmosphere. Practicality is also key, with a ground floor utility and WC adding everyday convenience.

Upstairs, three well-proportioned bedrooms provide peaceful havens for every member of the family, complemented by a conveniently located family bathroom.

The external features set this property apart! The extensive driveway is accessed via a sliding gate and offers parking for multiple vehicles, making it ideal for those with a caravan and motorhome. This leads to a large garage with an electric roller door for secure storage.

The rear garden is maintained with a lawn, mature shrubs, and bushes. The raised decked seating area is a fantastic spot for alfresco dining or simply enjoying your morning coffee.

A real bonus for hobbyists or those working from home are the numerous timber store rooms with both front and rear access, offering superb versatility for a workshop, large storage, or even a potential home gym/office.

Set within a friendly community, this home gives you easy access to everything you need. You're just moments from local amenities including supermarkets (Sainsbury's, Tesco), schools, doctors, and transport links. For commuters, the location is unbeatable, with quick access to the A1, A46, A17, and A52. Newark's Northgate train station is close by, offering a direct line to London Kings Cross in just 75 minutes.





Entrance Hall

Lounge
18'9 x 11'10 (5.72m x 3.61m)

Dining Room
12'1 x 11'3 (3.68m x 3.43m)

Garden Room
7'6 x 17'2 (2.29m x 5.23m)

Utility/WC
3'6 x 4'11 (1.07m x 1.50m)

Kitchen
9'7 x 8'10 (2.92m x 2.69m)

Landing

Bedroom One
12'0 x 11'9 (3.66m x 3.58m)

Bedroom Two
8'9 x 11'2 (2.67m x 3.40m)

Bedroom Three
6'5 x 11'9 (1.96m x 3.58m)

Bathroom

Garage
18'7 x 15'6 (5.66m x 4.72m)

Timber Store

Store
17'4 x 9'0 (5.28m x 2.74m)



Floor Plan



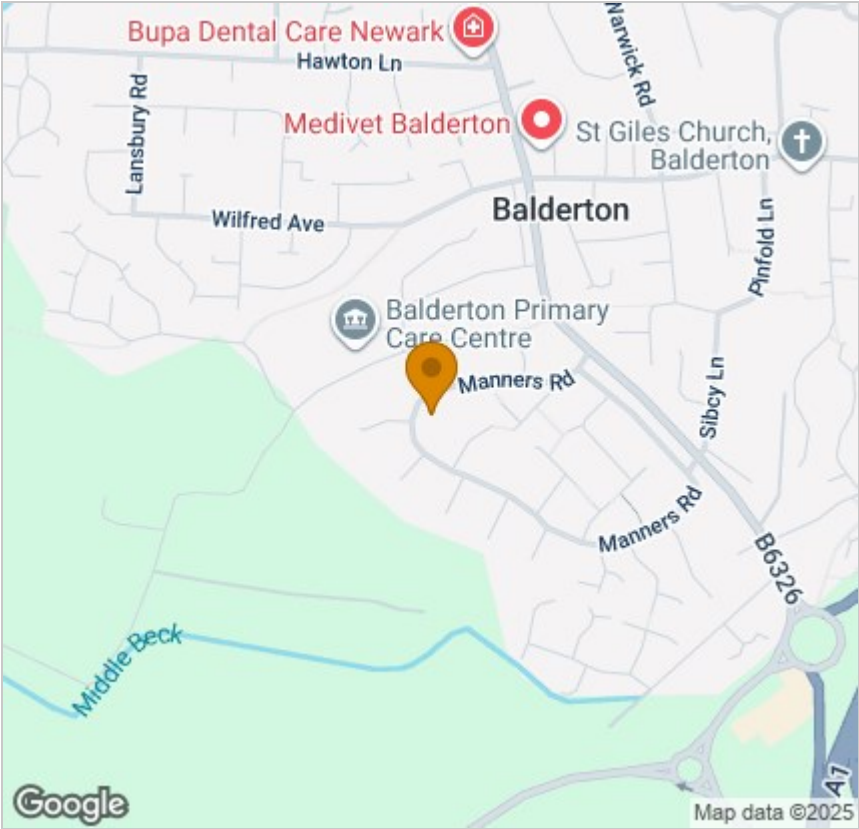
Viewing

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

