



EDLIN & JARVIS  
ESTATE AGENTS



6 Chaucer Road

Balderton, Newark, NG24 3RA

**Guide Price £270,000 to £280,000**



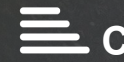
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\*\*\*CHARMING SOUTH FACING BUNGALOW IN SOUGHT AFTER LOCATION!\*\*\*  
GUIDE PRICE: £270,000 to £280,000

Positioned on Chaucer Road in the heart of Balderton, Newark, this delightful three-bedroom semi-detached bungalow offers a rare blend of comfort, convenience, and community. Perfect for families, downsizers, or those seeking a peaceful, well-connected retreat, this property is ready to welcome its new owners.

Step inside to discover a thoughtfully designed layout that ensures easy movement and a welcoming sense of space. The well-proportioned rooms include a bright lounge and a spacious kitchen diner, the true heart of the home. Further accommodation boasts a garden room, a practical utility room, and a porch and entrance hall.

The sleeping quarters are equally impressive, featuring three comfortable bedrooms. The added luxury of an en-suite to bedroom two, alongside a contemporary shower room, caters effortlessly to modern living.

The South-Facing rear garden is a genuine highlight! It's a true haven for outdoor enjoyment and the green-fingered enthusiast. Imagine enjoying alfresco dining on the paved seating area or simply relaxing in the sun. Laid mainly to lawn and bordered by mature shrubs and bushes, the garden provides privacy, colour, and includes a handy storage shed.

This bungalow is situated within a popular location of Balderton, offering a friendly community vibe and unparalleled convenience. You'll have easy access to fantastic local schools and an array of essential local amenities, including Sainsbury's, Tesco's, a Vets, doctors' surgeries, and local parks all just a stone's throw away.

For commuters, the location is unbeatable. Excellent transport links via the A1, A46, A17, and A52 put surrounding cities like Nottingham, Lincoln, and Leicester within easy reach. What's more, Newark's busy market town location means the East Coast mainline can whisk you to London King's Cross in just 1 hour and 15 minutes!







**Hall**

**Lounge**

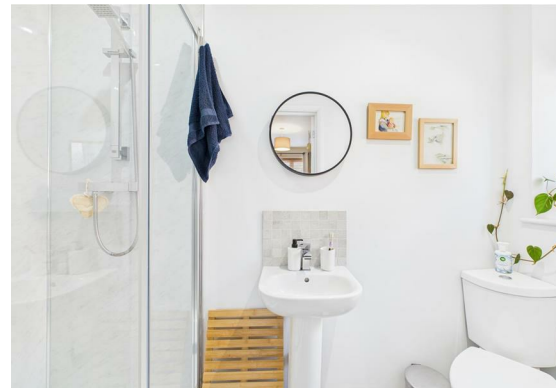
13'9 x 12'6 (4.19m x 3.81m)

**Kitchen Diner**

14'1 x 11'3 (4.29m x 3.43m)

**Utility Room**

8'1 x 4'3 (2.46m x 1.30m)



**Garden Room**

9'0 x 7'7 (2.74m x 2.31m)

**Bedroom One**

12'0 x 11'0 (3.66m x 3.35m)

**Bedroom Two**

12'11 x 8'1 (3.94m x 2.46m)

**Ensuite**

8'1 x 3'2 (2.46m x 0.97m)

**Bedroom Three**

10'3 x 8'1 (3.12m x 2.46m)

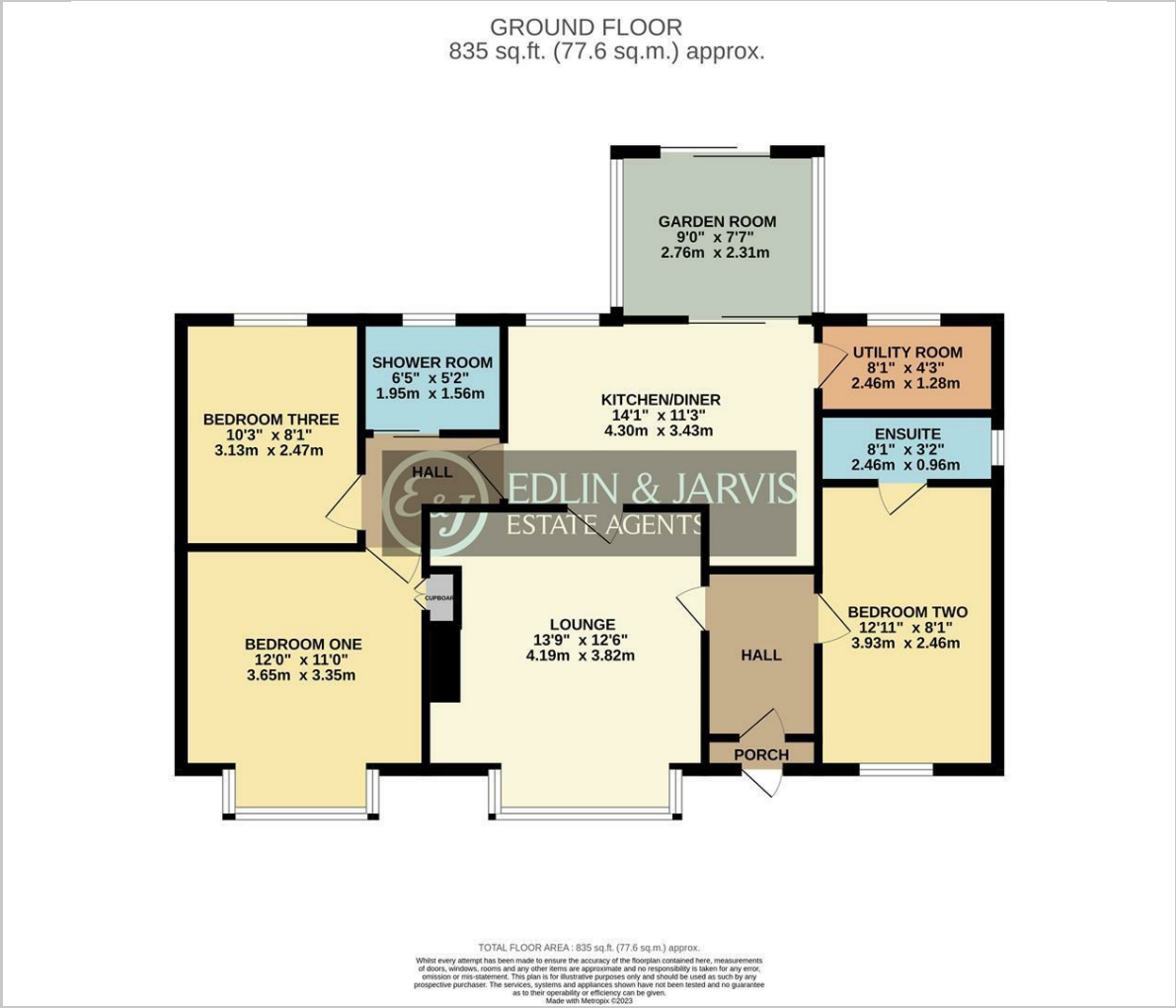
**Shower Room**

6'5 x 5'2 (1.96m x 1.57m)





Floor Plan



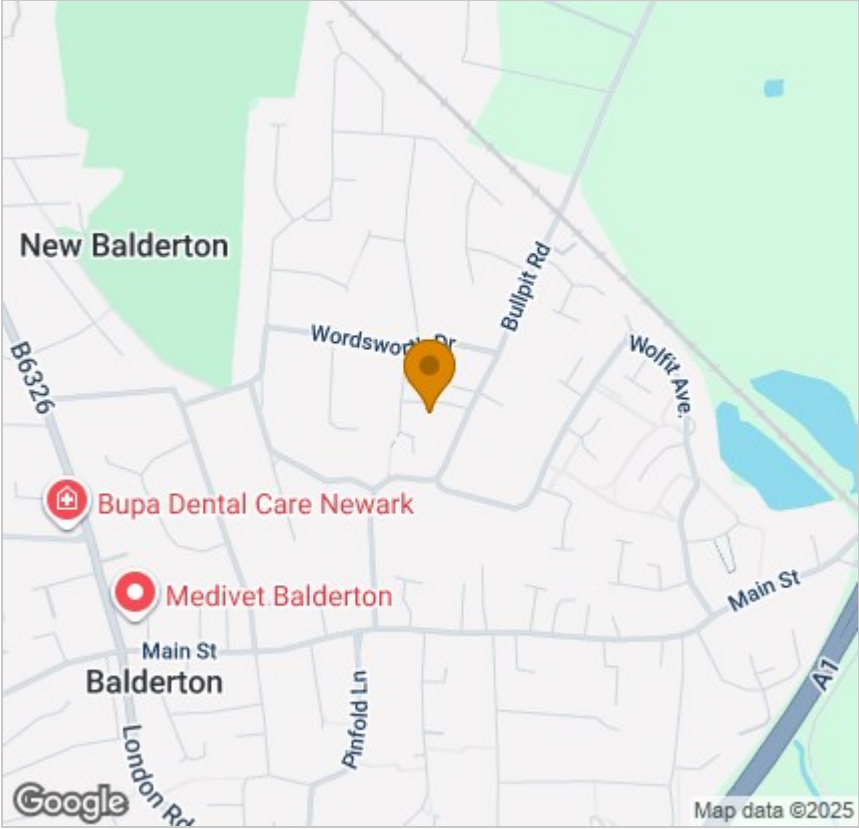
Viewing

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

