



Cottage Close

Balderton, Newark, NG24 3GU

£230,000



Located in the charming area of Cottage Close, Balderton, Newark, this delightful semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, providing ample space for rest and relaxation. The inviting reception room serves as a perfect gathering space for family and friends, creating a warm and welcoming atmosphere. The house features a conveniently located bathroom.

Cottage Close is ideally situated, providing easy access to local amenities, schools, and parks, making it a wonderful place to call home.

Do not miss the chance to view this lovely home in Balderton, where comfort and convenience come together beautifully.



Description

Welcome to this beautifully presented three bedroom home, tucked away in a peaceful cul-de-sac in Newark-on-Trent.

Thoughtfully designed for modern living, the property features a sleek lean-to extension and newly installed garden decking –perfect for alfresco dining or enjoying your morning coffee in the sun-soaked garden.

Inside, the spacious open-plan living area is bathed in natural light, complemented by a contemporary kitchen that’s ideal for both everyday cooking and entertaining. The bedrooms offer a calm and comfortable retreat, while recent upgrades throughout the home enhance both style and functionality.

Families will appreciate the proximity to highly regarded schools, including Toot Hill School and The Suthers School, known for their strong academic and extracurricular offerings.

For professionals, Newark North Gate station provides a direct rail link to London King’s Cross in just over an hour—offering the perfect balance of countryside tranquillity and city convenience.

The neighbourhood is known for its friendly, welcoming atmosphere and strong sense of community—making this home ideal for families, professionals, or first-time buyers alike.

Book your viewing today and experience the perfect blend of comfort, design, and location.

Hallway 6'11" x 3'5" (2.12m x 1.06)

The property is entered through the front upvc door into the inviting hallway and access to the stairs with a side window, wood flooring, radiator and access to the ground floor cloakroom and entrance to the lounge.

Cloak Room 5'8" x 3'0" (1.75m x 0.93m)

Every family homes requires a ground floor cloak room with the continuation of the wooden floor, wc and corner hand basin, extractor, radiator and a front facing obscure window.

Lounge / Diner 23'2" x 12'0" (9'0") (7.08m x 3.67m (2.76m))

The wooden flooring flows throughout the open plan lounge / dining room with a front facing upvc window with blinds allowing the sun to come flooding within, French upvc doors leading into the rear garden, two ceiling lights and radiators.

Kitchen 9'0" x 7'10" (2.76m x 2.39m)

A modern kitchen comprising of grey high gloss wall and base units benefiting from carousel corner shelving , integrated fridge, dishwasher, Neff microwave, induction four ring electric hob, fan assisted oven with a stainless chimney style extractor and stainless sink has a Quooker tap all complimented with classy quartz worktops and splash backs.

Stairs & Landing

The stairs are carpeted leading to the first floor landing where there is the airing cupboard housing the central heating boiler (Greenstar 4000 30kwh Combi) and access to the loft.

Master Bedroom 11'8" x 8'9" (3.58m x 2.68m)

The master bedroom is front facing double bedroom with two double built in wardrobes, carpet, centre ceiling light, radiator and vertical blinds to the upvc window.

Bedroom Two 9'2" x 8'9" (2.80m x 2.68m)

A double room rear facing with carpet, ceiling light, radiator and vertical blinds to the upvc window.

Bedroom Three 12'4" x 6'2" (3.78m x 1.88m)

A larger than normal third bedroom currently used as a generous size office is front facing with blinds to the window, radiator and the bulk head from the stairs.

Bathroom 6'2" x 6'1" (1.90m x 1.87m)

A modern bathroom with part tiled walls comprising of a bath with a pump fed shower over and glass shower screen, floating wc and a hand basin encased in a white high gloss vanity unit with mirror, towel rail and extractor and tiled floor.

Driveway & Garage

A block paved driveway leads to the garage with an up and over door, rear access and has electric and lighting.

Outside

To the front of the property there is an open garden with a beautiful array of colour from plants and shrubs and a block paved path leading to the front door. To the enclosed rear garden there is composite decking under the wooden veranda leading to the stunning Italian porcelain patio area which leads to the picturesque garden comprising of fruit trees and bushes, plants and flowers. There is an outside water supply and access through the rear door of the garage.

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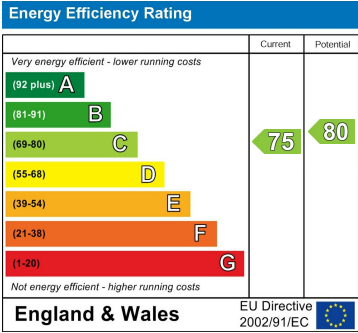
Area Map



Floor Plans



Energy Efficiency Graph



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