

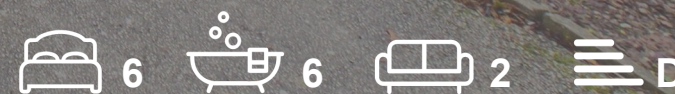


EDLIN & JARVIS
ESTATE AGENTS



4 London Road
Balderton, Newark, NG24 3AJ

Offers Over £650,000



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A GRAND FAMILY SANCTUARY IN THE HEART OF BALDERTON

Prepare to fall in love with this magnificent six-to-seven-bedroom traditional semi-detached residence. Nestled in one of Balderton's most prestigious locations, this is more than just a house; it is a home that truly "gives you a hug" the moment you step through the door. Currently used as a bed & breakfast this beautiful home offers versatility for all, whether you want a business, multi generation living or a big family house.

Seamlessly blending timeless period character with forward-thinking green technology, this property offers an unparalleled lifestyle for large families or those seeking a peaceful, self-sufficient retreat.

The Grand Tour
The Welcome: You are greeted by an impressive entrance hall that sets the tone for the rest of the home—warm, welcoming, and steeped in traditional charm.
The Living Space: Expect exceptionally spacious rooms throughout, featuring high ceilings and period details that reflect the home's heritage. The large lounge is a place to cosy up in front of the fire on the winter evenings, and the impressive dining room is a place to host formal dinner parties and perfect for all the family to get together on Christmas day. The breakfast kitchen is fully equipped with everything you need to cook up a culinary treat complete with a pantry.
The Bedrooms: Boasting six substantial bedrooms one being on the ground floor—with a flexible seventh room perfect for a home office, dressing room or nursery—the layout is designed for ultimate privacy. Uniquely, the home features six en-suite bathrooms, ensuring every family member or guest enjoys their own luxury space.

Practicality: Internal practical rooms include a utility lobby complete with a Belfast sink, a cellar ideal for storage and a downstairs WC.

Sustainability Meets Tradition
This home is as smart as it is beautiful. Equipped with modern eco-credentials, you can enjoy a lower carbon footprint without sacrificing comfort:
Wood Pellet Biomass Boiler: Efficient, sustainable heating.
Solar Panels: Harnessing renewable energy to power your daily life.

An Outdoor Oasis (0.33 Acre Plot)
The exterior is a dream for garden lovers and those pursuing the "good life." The sprawling grounds have been meticulously cared for, offering:
Beautiful Landscaped Gardens: Perfect for alfresco dining and family gatherings.
The Orchard & Polytunnel: Your very own "farm-to-table" setup. Grow your own organic vegetables and harvest fresh fruit right from your backyard.
Summer House: A tranquil escape for a morning coffee or a dedicated hobby space.

The front provides extensive off-road parking for multiple vehicles, with double gates that lead to the detached garage.

Located on the highly sought after London Road, this property has easy access to Newark Town centre, amenities, local primary, high and private schools, and good transport links to include the A1. Newark Northgate train station is within easy reach where the East Coast mainline to London Kings Cross can be reached within 1hour and 15 mins making ideal for commuters.

Agent's Note: Rarely do properties of this scale and soul come to market. With its blend of traditional "hug-like" warmth and modern sustainable features, early viewing is highly recommended to appreciate the sheer size and character on offer.





Entrance Hall
12'10 x 16'0 (3.91m x 4.88m)

Lounge
19'6 x 16'2 (5.94m x 4.93m)

Dining Room
21'8 x 13'11 (6.60m x 4.24m)

Breakfast Kitchen
14'3 x 12'0 (4.34m x 3.66m)

Utility Lobby
7'6 x 17'10 (2.29m x 5.44m)

WC
3'0 x 5'9 (0.91m x 1.75m)

Bedroom One
12'4 x 14'9 (3.76m x 4.50m)

Ensuite
10'0 x 5'1 (3.05m x 1.55m)

Walk in Wardrobe
5'10 x 5'1 (1.78m x 1.55m)

First Floor

Bedroom Two
13'2 x 16'2 (4.01m x 4.93m)

Ensuite
5'9 x 5'9 (1.75m x 1.75m)

Bedroom Three
14'0 x 11'11 (4.27m x 3.63m)

Ensuite
7'6 x 10'3 (2.29m x 3.12m)

Bedroom Four
13'1 x 13'11 (3.99m x 4.24m)

Ensuite
7'9 x 4'2 (2.36m x 1.27m)

Bedroom Six
12'7 x 7'5 (3.84m x 2.26m)

Ensuite
7'5 x 6'1 (2.26m x 1.85m)

Second Floor

Bedroom Five
11'1 x 13'6 (3.38m x 4.11m)

Shower Room
8'1 x 7'5 (2.46m x 2.26m)

Dressing Room/Bedroom Seven
11'3 x 11'3 (3.43m x 3.43m)

Cellar
13'4 x 12'4 (4.06m x 3.76m)

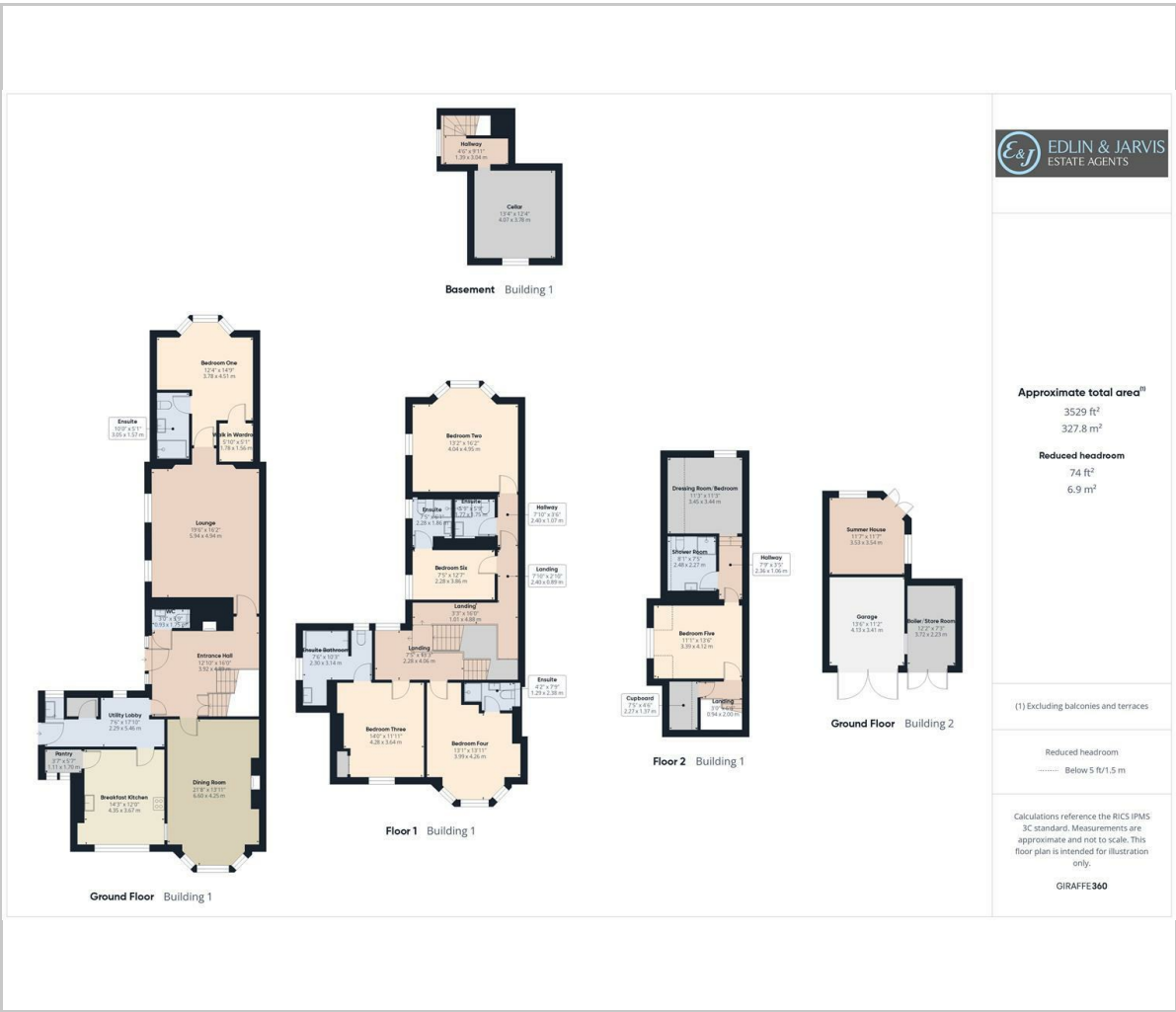
Garage
13'6 x 11'2 (4.11m x 3.40m)

Boiler/Store Room
12'2 x 7'9 (3.71m x 2.36m)

Summer House
11'7 x 11'7 (3.53m x 3.53m)



Floor Plan



Viewing

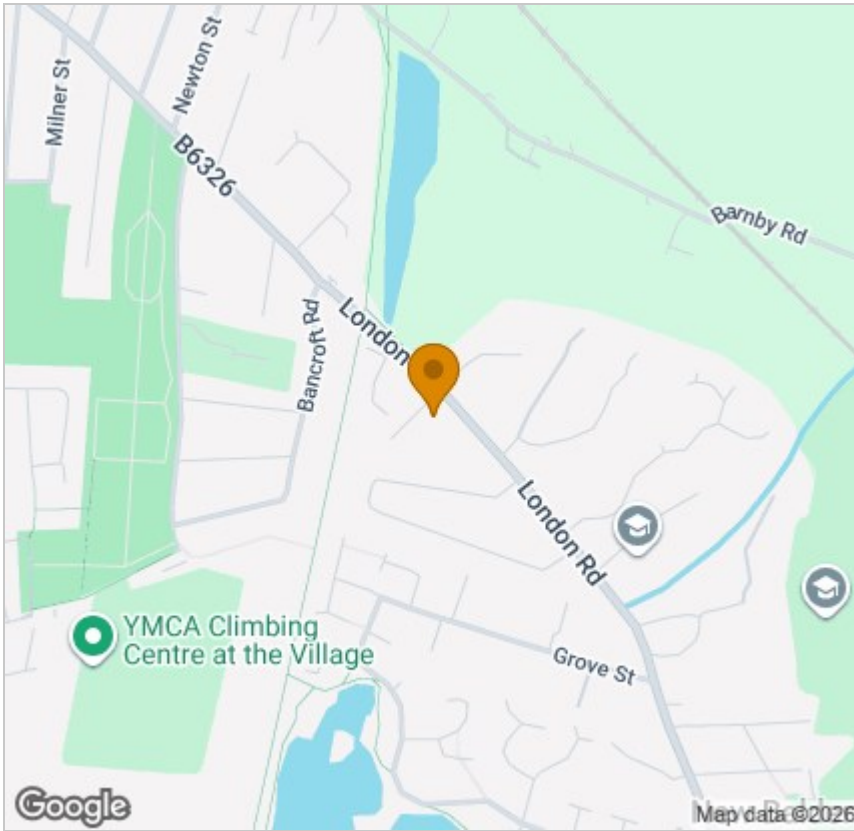
Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

