



EDLIN & JARVIS
ESTATE AGENTS



3 Oak Drive

Balderton, Newark, NG24 3BH

Offers Over £250,000



3 Oak Drive

Balderton, Newark, NG24 3BH

WALKING DISTANCE TO BALDERTON LAKE Nestled in the sought after area of Oak Drive, Balderton, this delightful, detached house offers a perfect blend of comfort and style. With three reception rooms, this property provides ample space for both relaxation and entertaining. The well-designed layout ensures that each room flows seamlessly into the next, creating an inviting atmosphere for family gatherings or quiet evenings at home.

The house boasts three bedrooms, each offering a peaceful retreat for rest and relaxation. Bedroom one is complete with an ensuite whilst the main bathroom serves the other two.

Other practical rooms include a downstairs WC, a good-sized utility, and a garage. The enclosed rear garden is mainly laid to lawn with a paved seating area where you can enjoy summer BBQs.

The property benefits from gas central heating, UPVC double glazing and off road parking.

Set in a tranquil neighbourhood, this property is ideal for those seeking a serene lifestyle while still being within easy reach of local amenities, schools, and transport links. The surrounding area is known for its friendly community and picturesque surroundings. Balderton lake is a short walk away for the outdoor enthusiasts to enjoy, making it a wonderful place to call home.

This detached house on Oak Drive is not just a property; it is a place where memories can be made. Whether you are a growing family or looking for a spacious home to enjoy, this residence offers everything you need for comfortable living.





Entrance Hall

Lounge
17'0 x 11'6 (5.18m x 3.51m)

Dining Room
11'7 x 7'5 (3.53m x 2.26m)

Kitchen
11'7 x 7'3 (3.53m x 2.21m)

Conservatory
9'0 x 7'6 (2.74m x 2.29m)

Utility Room
7'5 x 7'4 (2.26m x 2.24m)

WC
5'0 x 3'3 (1.52m x 0.99m)

Landing

Bedroom One
12'11 x 9'1 (3.94m x 2.77m)

Ensuite
9'1 x 3'6 (2.77m x 1.07m)

Bedroom Two
10'1 x 9'1 (3.07m x 2.77m)

Bedroom Three
8'2 x 6'0 (2.49m x 1.83m)

Bathroom
6'7 x 6'3 (2.01m x 1.91m)

Garage
16'4 x 7'5 (4.98m x 2.26m)

Floor Plan



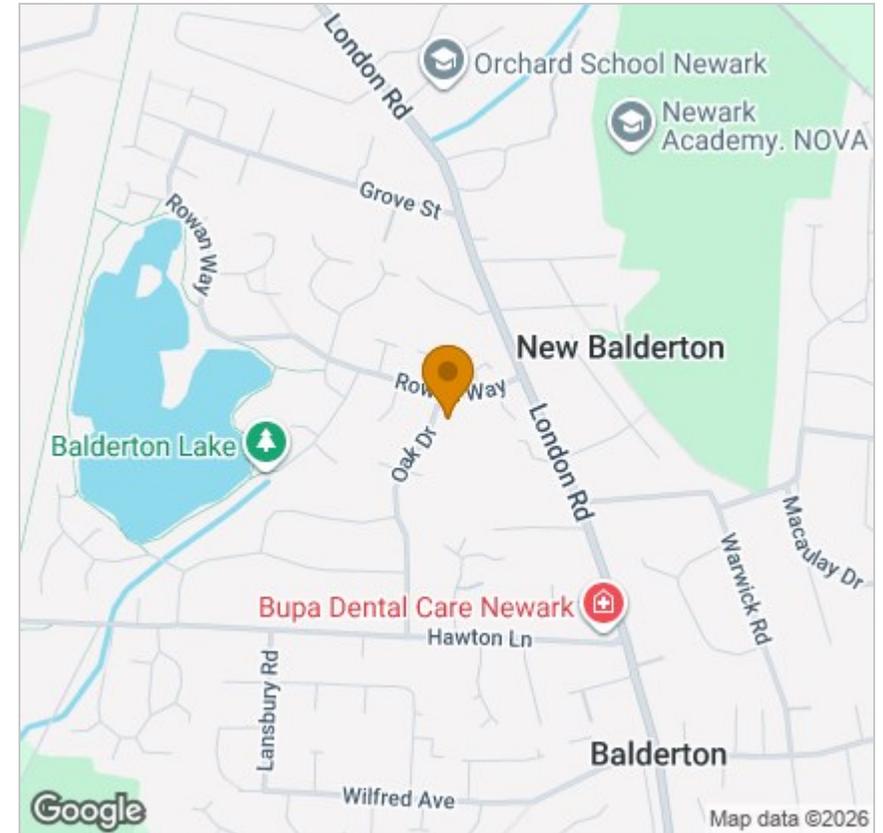
Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

36 Middle Gate, Newark, NG24 1AL
Tel: 01636 555043 Email: enquiries@edlinandjarvis.co.uk <https://www.edlinandjarvis.co.uk/>

Area Map



Energy Efficiency Graph

