



Buttercross Estates

Wilfred Avenue, Balderton



Positioned in a highly sought-after residential pocket of Balderton, this beautifully presented three-bedroom terrace offers the perfect blend of modern style, practical living space, and family-friendly comfort.

Terraced House

£180,000

3 1 1



Reel Video



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www.buttercrossestates.com



Newark Beacon, Cafferata Way,
Newark On Trent, NG24 2TN

SUMMARY

Positioned in a highly sought-after residential pocket of Balderton, this beautifully presented three-bedroom terrace offers the perfect blend of modern style, practical living space, and family-friendly comfort. From the generous room proportions to the excellent local amenities, this home is custom-built for first-time buyers, growing families, or investors looking for a property with immediate warmth and curb appeal.

Step inside the ground floor and you are greeted by a dual-aspect living room that spans the full depth of the property. This stylish family hub features a charcoal accent wall, a modern electric fireplace, and high-quality laminate flooring, with sliding patio doors that flood the room with natural light and open directly onto the rear decking. The contemporary kitchen and dining space is fitted with sleek white gloss cabinetry, striking dark worktops, and classic metro tiling. Equipped with an integrated oven, hob, and extractor fan, it offers plenty of room for a family dining setup.

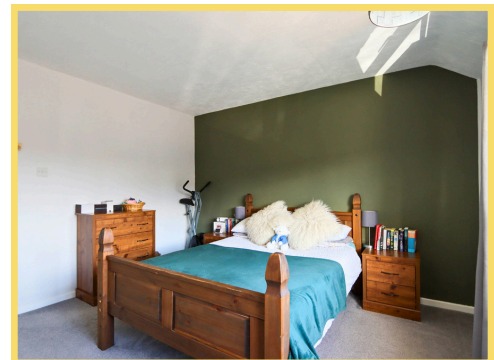
Moving upstairs, the first floor reveals a thoughtful and highly versatile layout. The main bedroom is a retreat boasting an elegant olive feature wall, ample space for a bed and storage, and large windows looking out to the front. The second bedroom is another generous double, currently styled beautifully as a nursery with plenty of space for large wardrobes, while the third bedroom is a well-proportioned single, currently utilised as a modern home office and gaming room. Serving the bedrooms is a practical, split-layout bathroom setup designed to ease the morning family rush, featuring a crisp white bathtub with an overhead shower and a tiled vanity sink, right next door to a separate toilet off the landing.

The outdoor spaces have been designed for maximum enjoyment and minimal maintenance. The front of the property features a clean, gravelled frontage providing excellent curb appeal. Around the back, the fully enclosed rear garden is an entertainer's dream, opening onto a neat artificial lawn area, offering a safe, mud-free space where children can play all year round. Beyond the deck lies a raised timber decking area that is absolutely perfect for summer barbecues and outdoor dining.

Living here means enjoying a home that is truly move-in ready, with no tedious DIY weekends required. The current owners have styled the spaces with tasteful, modern personality, and the seamless flow between the indoor reception rooms and the garden makes summer hosting incredibly easy. Combined with excellent built-in storage, including a large landing airing cupboard, keeping a busy household organized is effortless.

THE AREA

The location only adds to the property's immense appeal, as Balderton is widely regarded as one of the most convenient and vibrant villages bordering the historic market town of Newark-on-Trent. Highly rated schools, including Chuter Ede Primary School and The Newark Academy, are just a short walk away, making the area incredibly popular with young families.



Daily conveniences are right on your doorstep with a local Lidl, Tesco Express, pharmacies, and traditional pubs close by, while the picturesque Balderton Lake offers stunning lakeside walks and wildlife viewing just minutes away. For commuters, the nearby A1 provides rapid road access north and south, while Newark Northgate railway station links you to London King's Cross in just over 75 minutes.

THE HOME

Living Room (3.75m x 3.47m) - Very spacious lounge flooded with natural light.

Dining Room (2.96m x 2.94m) - Open archway, opens out on the rear garden via patio doors.

Kitchen (3.73m x 2.91m) - Very well equipped and laid out, room for a washing machine, fridge/freezer, gas hob, electric oven and extractor fan.

Entrance Hallway

Living Room (5.43m x 3.64m)

Kitchen (4.25m x 3.12m)

First Floor

Bedroom One (3.64m x 3.17m)

Bedroom Two (3.64m x 2.95m)

Bedroom Three (2.70m x 2.48m)

Bathroom (1.72m x 1.56m)

Separate Toilet (1.58m x 0.82m)

Externally - A gravel driveway provides off street parking for multiple vehicles. To the rear you have artificial grass and decking for low maintenance living.

FULL PROPERTY LISTING

<https://buttercrossestates.com/property/wilfred-avenue-balderton-ng24-3ds/>

REEL VIDEO

https://www.facebook.com/reel/2071883563714076?locale=en_GB

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PeterM



I highly recommend Buttercross Estates. Moving house as we know is a very stressful process. When an estate agent takes the time to contact you with updates and ensures your buyers are well informed then at least one half of the process is stress free. When you add in advice and a shoulder to cry on the service goes above and beyond. I would definitely use them again and I thank them for the care and attention through out. Well done all.

Heather V



As first time buyers, we really appreciated the helpful and efficient service that Buttercross provided throughout our journey; from the ease of booking our first viewing; to the speed in which the keys were brought to us on completion day. We were even given a handy welcome hamper with food, drinks and vouchers, and a card - with a handpainted picture of our new home. We would recommend Buttercross - thank you!



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