EDLIN & JARVIS
ESTATE AGENTS

# 18 Bridge Court

Balderton, Newark, NG24 3UQ

**£65,000**

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# 18 Bridge Court

## Balderton, Newark, NG24 3UQ

***GET ON THE PROPERTY LADDER*** With this 25% Shared Ownership

An incredible opportunity has arisen to step onto the property ladder with this deceptively spacious, extended three-bedroom end-terraced home. Tucked away in the cul de sac of Bridge Court in the highly popular village of Balderton, this property has been thoughtfully extended to create flexible, modern living ideal for growing families, first-time buyers, or those requiring ground-floor accessibility.

The Accommodation
Ground Floor
Entrance Hall: A welcoming entry point leading into the heart of the home.
Lounge Diner: A bright, airy, and versatile open-plan reception room, offering plenty of space for both comfortable seating and a family dining table.
Modern Breakfast Kitchen: Well-equipped with sleek, contemporary units and ample work surface space.
Downstairs WC: A highly practical addition for guests and family alike.
The Extension (Bedroom one & ensuite): A standout feature of this property. This brilliant ground-floor extension serves as a spacious double bedroom complete with its own private ensuite, offering an ideal setup for teenagers, guests, or multi-generational living.
First Floor
Two generously sized, light-filled double bedrooms offering comfortable layouts and ample space for wardrobes both served by a family shower room.

External Space
Rear Garden: An enclosed, low-maintenance rear garden designed for year-round enjoyment. Featuring artificial lawn and a summer house—perfect as a home office, hobby room, or garden retreat.
Parking: Driveway to the side providing hassle-free off-road parking for 2 cars.

Why Balderton is Perfect for Your Next Move
Location is everything, and Balderton strikes the perfect balance between village community life and superb urban convenience.

You are just moments away from everything you need. Balderton offers a vibrant selection of local shops, including Tesco Express, Lidl, and Aldi supermarkets, alongside cosy village pubs, independent cafes, pharmacies, and a post office. For broader shopping and dining, the historic market town of Newark-on-Trent is just a 5-minute drive away.

Education
The area is highly sought-after by families due to its exceptional proximity to well-regarded schools. Highly rated local options include:
Primary: Chuter Ede Primary School and John Hunt Academy.
Secondary: Newark Academy and The Suthers School are both situated within easy reach.

Excellent Transport Links
Whether you commute by car or rail, Balderton is incredibly well-connected:
Road: Easy, rapid access to the A1 and A46, connecting you effortlessly to Nottingham, Lincoln, and Grantham.
Rail: Just 3 miles from both Newark Northgate (with fast trains to London King's Cross in under 90 minutes) and Newark Castle train stations.
Bus: Regular local bus services link Balderton directly to Newark town centre and surrounding areas.

Please note there are 84 years remaining on the lease and the monthly rent paymenys are £376.71 inc buildings ins & ground rent

**Entrance Hall**

**Lounge**
18'1 x 10'2 (5.51m x 3.10m)

**Breakfast Kitchen**
13'1 x 9'3 (3.99m x 2.82m)

**Lobby**

**Bedroom One**
12'3 x 11'8 (3.73m x 3.56m)
max measurements

**Ensuite**
5'8 x 3'9 (1.73m x 1.14m)

**WC**
5'7 x 3'5 (1.70m x 1.04m)

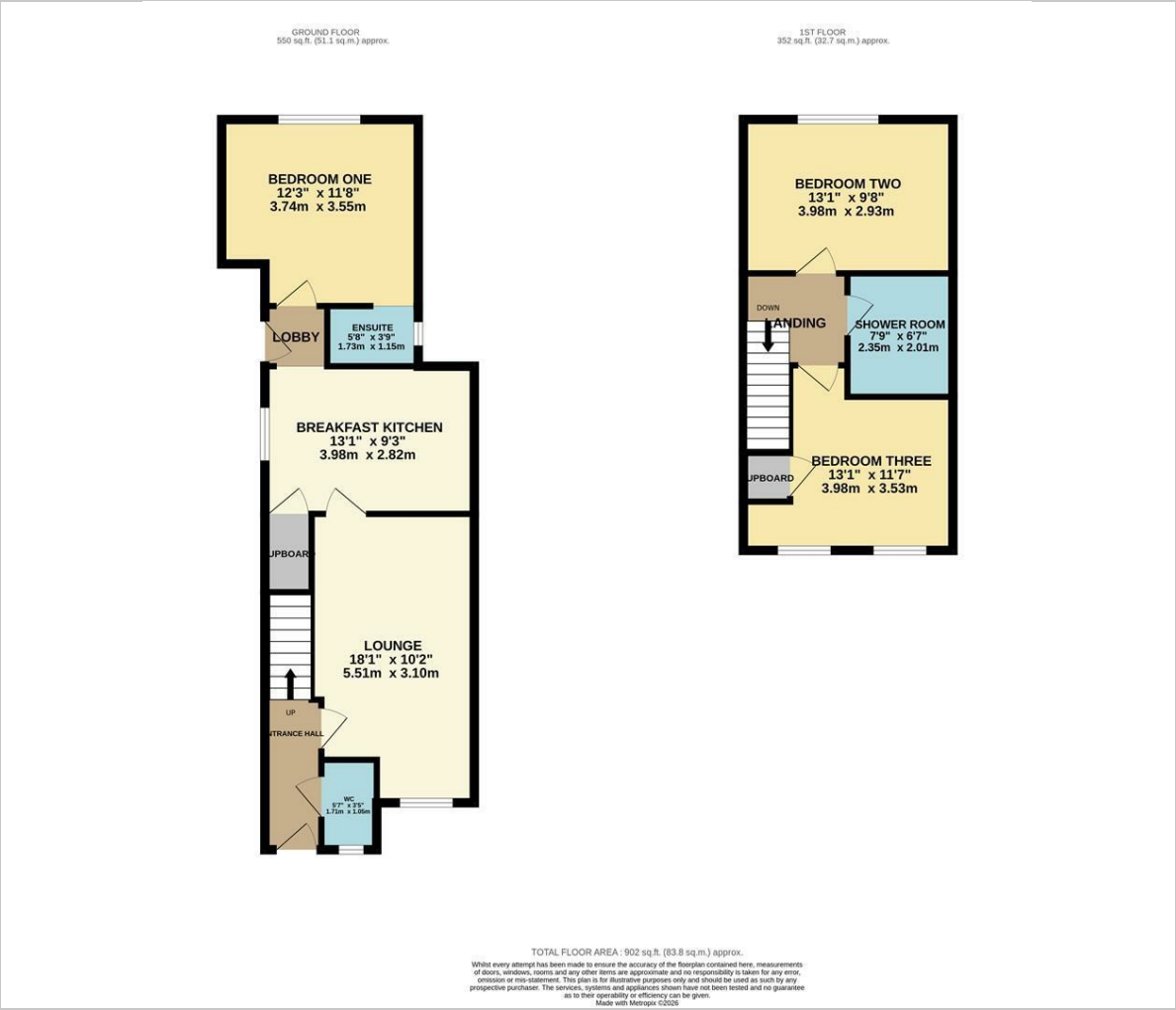
**Landing**

**Bedroom Two**
13'1 x 9'8 (3.99m x 2.95m)

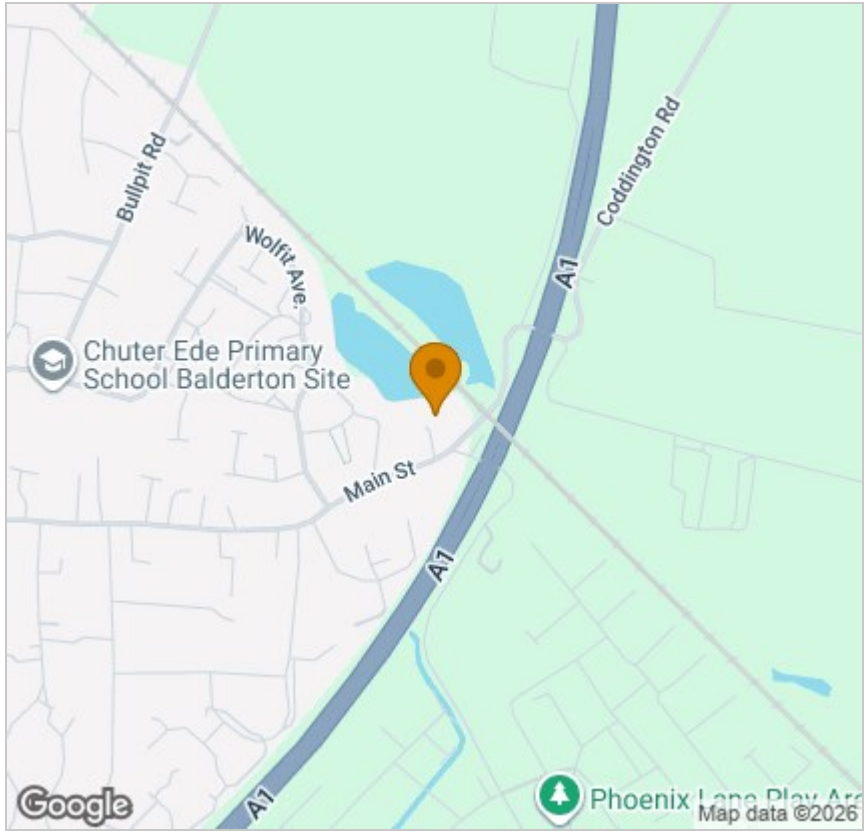
**Bedroom Three**
13'1 x 11'7 (3.99m x 3.53m)

**Shower Room**
7'9 x 6'7 (2.36m x 2.01m)

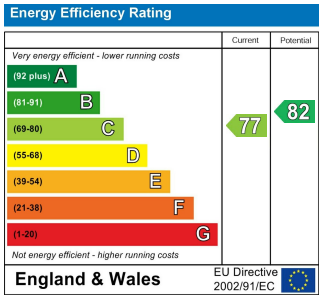
## Floor Plan




## Area Map




## Energy Efficiency Graph




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