



Buttercross Estates

Waltham Close, Balderton



This well-presented three-bedroom detached home in Balderton offers a fantastic layout designed for comfortable family living.

Detached House

OIEO £200,000

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Video Tour



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www.buttercrossestates.com



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

SUMMARY

This well-presented three-bedroom detached home in Balderton offers a fantastic layout designed for comfortable family living. The ground floor features a welcoming entrance hall with practical under-stairs storage, leading into a spacious, open-plan lounge and dining area centred around a traditional brick feature fireplace. The functional kitchen provides ample workspace and direct access to the impressive exterior, which includes a large driveway for off-road parking, detached garage and a generous, private rear garden with a level lawn and paved patio perfect for outdoor entertaining.

Upstairs, the property offers three versatile bedrooms, including two double bedrooms plus a single bedroom well-suited for children or a home office. These are served by a family bathroom with a classic white suite and shower over the bath. Tucked away in a quiet cul-de-sac while remaining close to local Balderton amenities and the excellent transport links of the A1 and A46, this home represents an ideal opportunity for those seeking a peaceful yet well-connected lifestyle.

THE AREA

Located in the heart of the popular village of Balderton, this property enjoys a peaceful cul-de-sac position while remaining just a short distance from an excellent range of local amenities. The area is ideal for families, with highly schools nearby, along with convenient supermarkets like Lidl, Tesco Express and Sainsbury's. Nature lovers will appreciate the proximity to the scenic Balderton Lake, which offers tranquil lakeside walks and abundant wildlife, as well as the nearby Coronation Street Park for sports and play. With suburb transport links to the A1 and A46, and Newark's two mainline train station just a few miles away, the property is perfectly placed for both local life and easy commuting to Nottingham, Lincoln, or London.

THE HOME

Entrance Hallway

Living Room / Dining Area (6.09m x 3.52m)



Kitchen (3.36m x 2.75m)

First Floor

Bedroom One (3.45m x 2.53m)

Bedroom Two (3.43m x 2.51m)

Bedroom Three (2.57m x 1.89m)

Bathroom (2.54m x 1.93m)

Externally - The exterior of the property offers excellent curb appeal and substantial outdoor space, detached garage and a large driveway for convenient off-road parking. To the rear, a generously sized private garden provides a safe, level lawn for family play alongside a spacious paved patio for alfresco dining. Fully enclosed by timber fencing, this outdoor retreat is perfectly suited for both relaxation and entertaining.

FULL PROPERTY LISTING

<https://buttercrossestates.com/property/waltham-close-balderton-ng24-3la/>

VIRTUAL TOUR

<https://my.matterport.com/show/?m=N74aUR2vXpD>

VIDEO TOUR

https://www.facebook.com/reel/789364824109269?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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