



EDLIN & JARVIS  
ESTATE AGENTS



4 Bullpit Road  
Balderton, NG24 3PT

**£325,000**



# 4 Bullpit Road

Balderton, NG24 3PT

\*\*\*YOUR FAMILY'S NEXT CHAPTER BEGINS HERE!\*\*\*

Imagine a home where laughter echoes through sun-drenched rooms, where cosy evenings are spent in warm, inviting spaces, and where every day feels like a cherished memory in the making. This delightful semi-detached haven offers the perfect canvas for your family's story to unfold.

Step inside and be greeted by a bright and airy entrance hall, a prelude to the spaciousness that awaits. Three versatile reception rooms offer endless possibilities – a vibrant playroom, a sophisticated dining area, or a tranquil retreat for quiet moments. The heart of this home is undoubtedly the modern kitchen diner, a culinary hub where delicious meals and heartfelt conversations flow effortlessly.

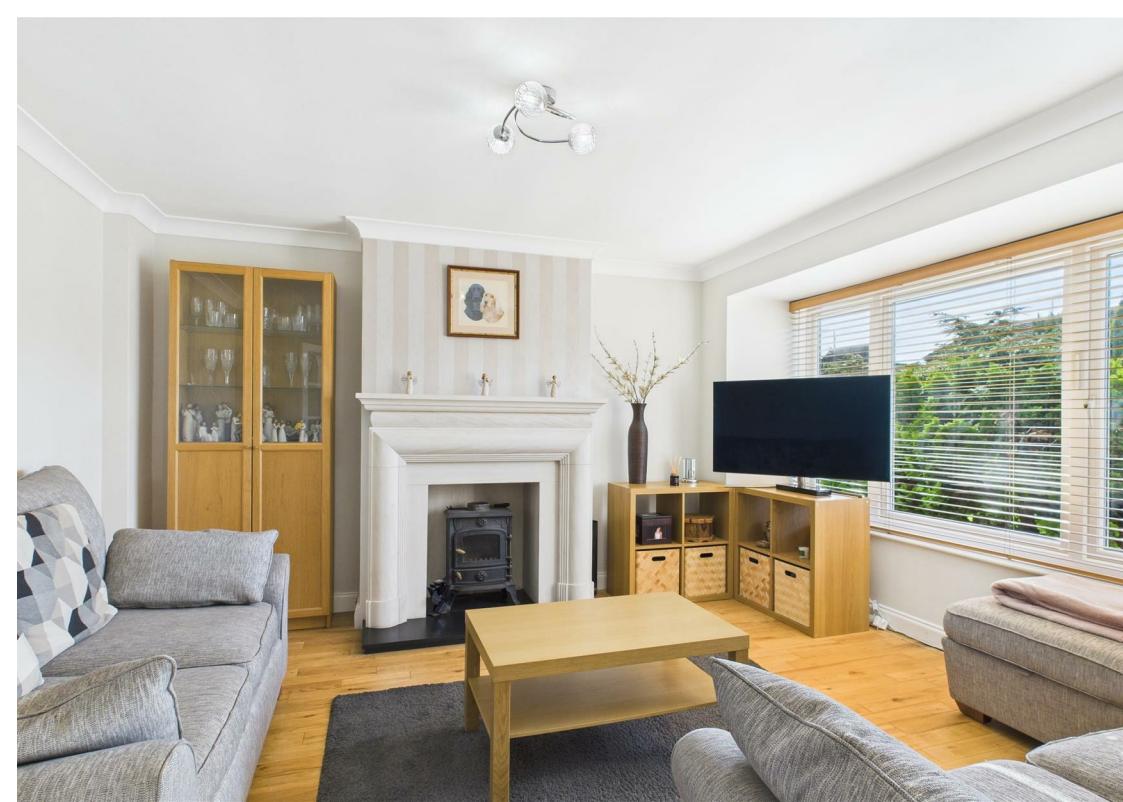
Four generously sized bedrooms provide ample space for everyone to unwind. The master suite, complete with an ensuite shower room, offers a private sanctuary, while the family bathroom caters to the needs of the entire household. Natural light floods every corner, creating a warm and welcoming ambiance that instantly feels like home.

Step outside into your own private oasis: a beautifully landscaped, enclosed rear garden designed for unforgettable summer gatherings. Picture yourself hosting barbecues on the raised seating area, seeking shade in the charming undercover seating area, and effortlessly storing gardening essentials in the brick-built store.

Nestled in the friendly community of Balderton, this home offers the perfect balance of peaceful living and convenient access to local amenities. Excellent schools, lush parks, and bustling shops are just moments away, ensuring a seamless and enjoyable lifestyle. Plus, with the East Coast Mainline, London King's Cross is just a swift 1 hour and 15-minute journey, connecting you to the heart of the city.

This is more than just a house; it's a place where dreams take root and families flourish. Don't miss the opportunity to make this exquisite semi-detached home on Bullpit Road your very own.

## Entrance Hall





**Lounge**  
14'0 x 8'2 (4.27m x 2.49m)

**Dining Room**  
16'4 x 8'5 (4.98m x 2.57m)

**Kitchen Diner**  
10'0 x 25'5 (3.05m x 7.75m)

**Garden Room**  
8'5 x 17'9 (2.57m x 5.41m)

**Landing**

**Master Bedroom**  
18'6 x 9'0 (5.64m x 2.74m)

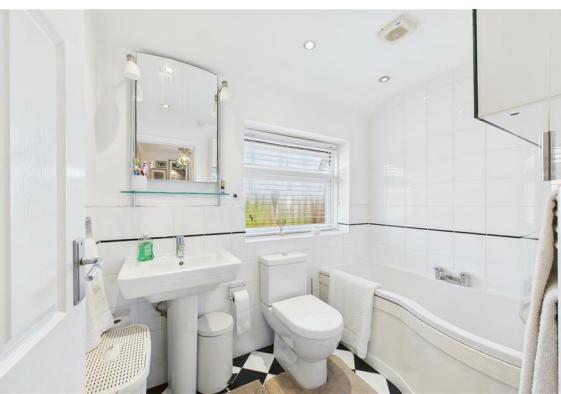
**Ensuite**  
5'7 x 9'2 (1.70m x 2.79m)

**Bedroom Two**  
12'4 x 10'5 (3.76m x 3.18m)

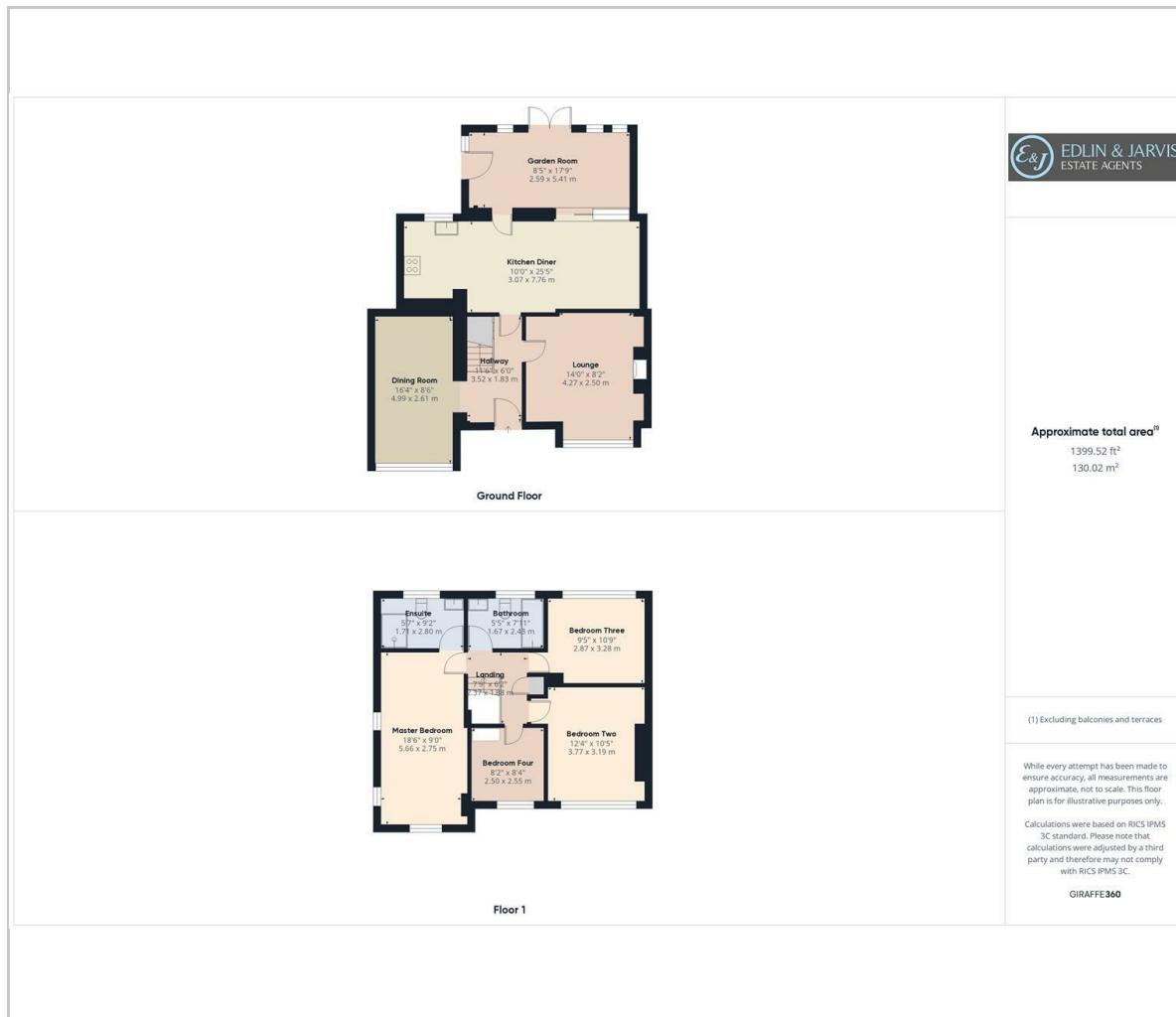
**Bedroom Three**  
9'5 x 10'9 (2.87m x 3.28m)

**Bedroom Four**  
8'2 x 8'4 (2.49m x 2.54m)

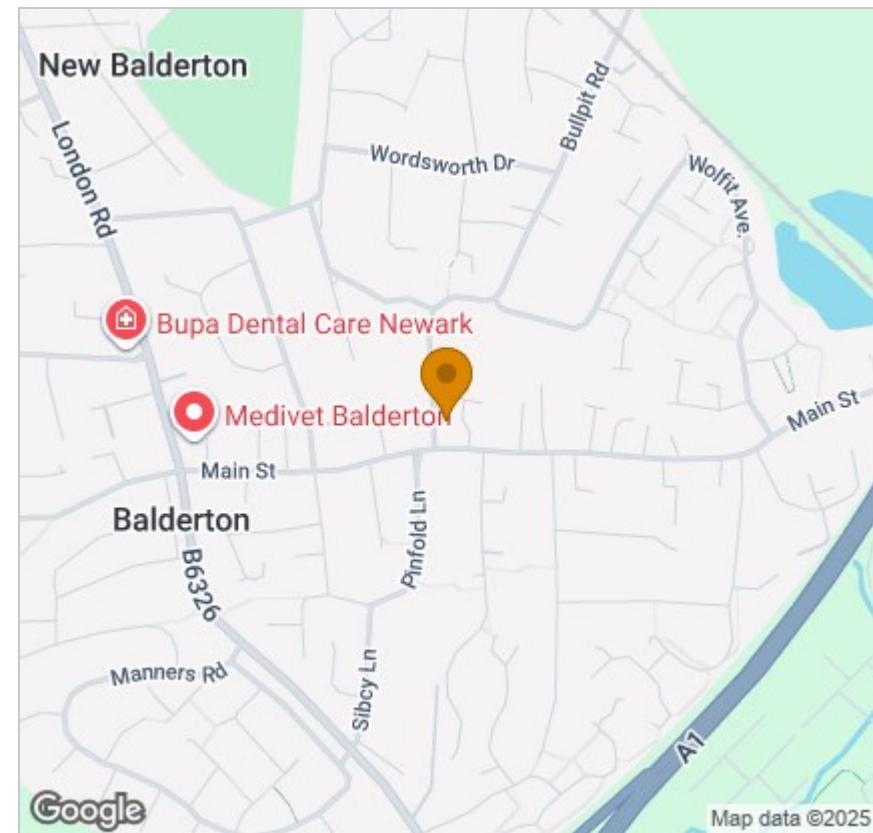
**Bathroom 5'5 x 7'11**



## Floor Plan



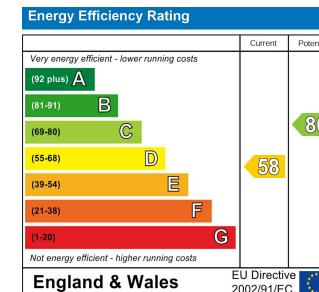
## Area Map



## Viewing

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

## Energy Efficiency Graph



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