



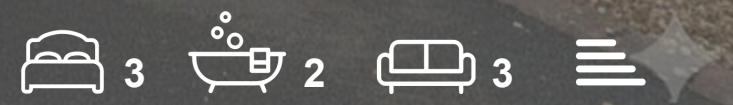
EDLIN & JARVIS
ESTATE AGENTS



3 Oak Drive

Balderton, Newark, NG24 3BH

Offers Over £250,000



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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.

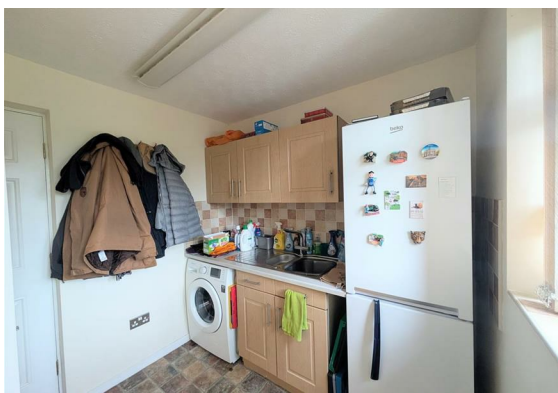
The house boasts three bedrooms, each offering a peaceful retreat for rest and relaxation. Bedroom one is complete with an ensuite whilst the main bathroom serves the other two.

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

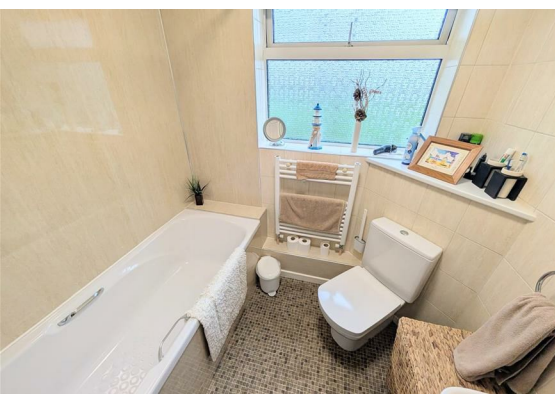
8'2 x 6'0 (2.49m x 1.83m)

Bathroom

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

Garage

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



Floor Plan



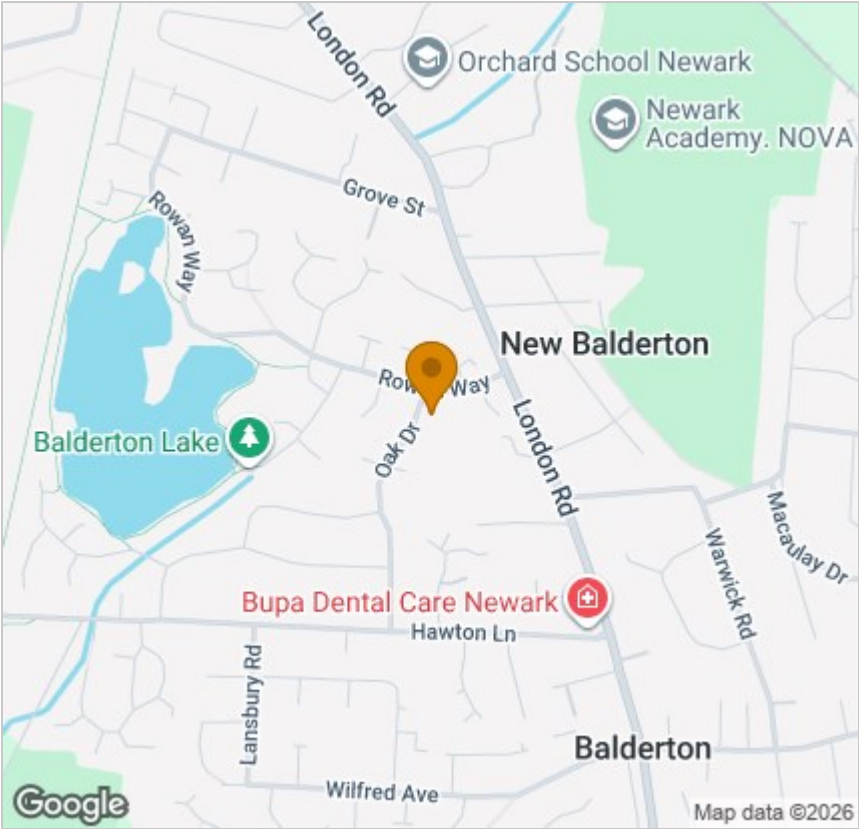
Viewing

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

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Area Map



Energy Efficiency Graph

