



EDLIN & JARVIS
ESTATE AGENTS



2 Laburnum Close
Balderton, Newark, NG24 3AF
Offers Over £300,000



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****GUIDE PRICE £290,000 to £300,000****

Tucked Away in a Peaceful Cul-De-Sac | Executive Three-Double-Bedroom Detached Bungalow

Set at the quiet head of an exclusive private cul-de-sac, this beautifully extended detached bungalow delivers high-end single-level living without compromising on space or style. Thoughtfully modernised and impeccably maintained, it balances airy communal areas with private, quiet retreats.

Showstopper Kitchen & Dining Hub: The heart of the home. This light-filled, extended open-plan space is tailored for everything from low-key morning coffees to large-scale dinner parties.

Sunlit Main Lounge: A generous yet cosy sitting room wrapped around large picture windows, flooding the space with natural light.

Secluded Master Suite: A spacious principal bedroom featuring a private en-suite bathroom for a touch of everyday luxury.

Two Flexible Double Bedrooms: Distinctly sized to host guests, an executive home office, or a dedicated creative studio.

Full Utility & Integrated Garage: Dedicated laundry space and direct garage access keep day-to-day storage seamlessly out of sight.

The Garden Sanctuary

Step outside into a completely private outdoor retreat. The rear garden features mature planting for year-round colour, a paved stone patio crafted for alfresco dining, and a freestanding timber summer house—ideal for a garden office, reading room, or artist's workshop.





Entrance Hall
19'10 x 3'7 (6.05m x 1.09m)

Lounge
11'3 x 15'6 (3.43m x 4.72m)

Kitchen Diner
10'6 x 18'9 (3.20m x 5.72m)

Bedroom One
9'8 x 14'7 (2.95m x 4.45m)

Ensuite
7'1 x 4'9 (2.16m x 1.45m)

Bedroom Two
12'3 x 9'7 (3.73m x 2.92m)

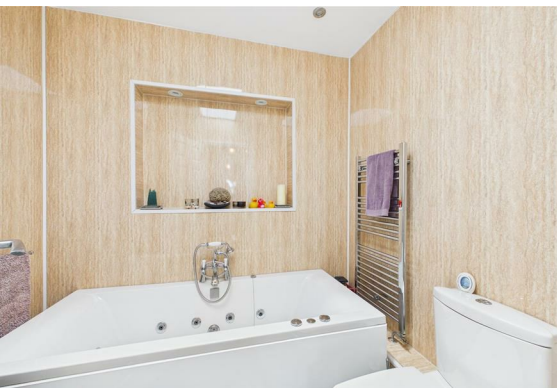
Bedroom Three
12'1 x 9'7 (3.68m x 2.92m)

Bathroom
7'5 x 5'4 (2.26m x 1.63m)

Laundry Room
9'4 x 3'1 (2.84m x 0.94m)

Garage
9'3 x 17'0 (2.82m x 5.18m)

Summer House
9'2 x 12'5 (2.79m x 3.78m)



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

