



EDLIN & JARVIS
ESTATE AGENTS



25 Warwick Road
Balderton, Newark, NG24 3QE

Guide Price £240,000



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*****PERFECT FAMILY HAVEN ON WARWICK ROAD***** GUIDE PRICE £240,000-£250,000**

Discover the ideal blend of space and comfort in this beautifully extended three-bedroom semi-detached home. Located in the heart of Balderton, this property is designed for modern living.

Social Spaces:

The heart of the home is the expansive kitchen-diner, perfect for Sunday roasts and morning catch-ups. For quieter moments, the spacious lounge offers a peaceful retreat, with patio doors that blur the lines between inside and out.

Practical Living:

Busy family life is made easy with a dedicated utility room, a guest WC, and a welcoming entrance hall.

Rest & Versatility:

Upstairs, you'll find three well-proportioned bedrooms—offering plenty of room for children, guests, or a dedicated home office.

The Garden:

The rear garden is a true highlight. While you relax on the paved patio with a coffee, children can enjoy their very own charming summer house.

Extras:

Complete with a private garage and off-street parking, you're just moments away from Balderton's best schools, parks, and local amenities.





Living Room
17'5" x 12'5" (5.33 x 3.79)

Hallway
6'11" x 11'1" (2.13 x 3.39)

Kitchen / Dining Room
20'2" x 10'10" (6.17 x 3.31)

Utility Room
8'10" x 9'10" (2.70 x 3.01)

Garage
18'8" x 9'5" (5.69 x 2.88)

WC
7'1" x 2'8" (2.16 x 0.83)

Bedroom One
10'7" x 12'7" (3.23 x 3.84)

Bedroom Two
10'5" x 10'11" (3.18 x 3.34)

Bedroom Three
7'3" x 10'4" (2.21 x 3.17)

Bathroom
7'1" x 5'6" (2.18 x 1.69)



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

