



18 Russell Avenue  
Balderton, Newark, NG24 3BT  
**Asking Price £230,000**

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## 18 Russell Avenue

Balderton, Newark, NG24 3BT

**\*\*EXTENDED FAMILY HOME\*\***

Nestled on the highly sought-after Russell Avenue in Balderton, this extended semi-detached house is the epitome of comfortable family living. It seamlessly blends spacious interiors with a warm, inviting atmosphere, perfect for both lively entertaining and quiet evenings at home.

Step inside and discover an abundance of room designed for modern lifestyles. The dual-aspect lounge is bathed in natural light, offering a welcoming retreat.

The Heart of the Home a true highlight is the extended, open-plan living kitchen dining area. This impressive space is truly the hub of the home, where culinary creations meet convivial gatherings. Imagine effortlessly hosting dinner parties or simply enjoying everyday family meals in this bright and airy environment. A convenient downstairs WC/utility room and inviting entrance hall complete the ground floor.

Upstairs, you'll find three spacious bedrooms, each thoughtfully designed as a peaceful sanctuary. Filled with natural light, these rooms are warm and welcoming, offering every member of the household their own private space to unwind and recharge. The well-appointed shower room provides a functional yet comfortable space for daily routines.

Outside, the spacious garden awaits to make your mark, predominantly laid to lawn with an array of mature shrubs and bushes. A paved seating area is perfect for enjoying your morning coffee, al fresco dining, or hosting summer barbecues.

The desirable Balderton location offers a friendly community atmosphere with the convenience of local amenities and excellent transport links close by. Balderton lake is a short walk away for the outdoor enthusiast to enjoy.

This property presents a rare opportunity for families and individuals alike to secure a comfortable and versatile home in a highly desirable area.





**Entrance Hall**  
6'0 x 11'0 (1.83m x 3.35m)

**Lounge**  
18'5 x 11'0 (5.61m x 3.35m)

**Kitchen Area**  
12'5 x 11'0 (3.78m x 3.35m)

**Dining Area**  
11'9 x 9'5 (3.58m x 2.87m)

**Utility Room**  
6'1 x 6'0 (1.85m x 1.83m)

**WC**  
6'1 x 3'0 (1.85m x 0.91m)

**Landing**

**Bedroom One**  
12'5 x 11'0 (3.78m x 3.35m)

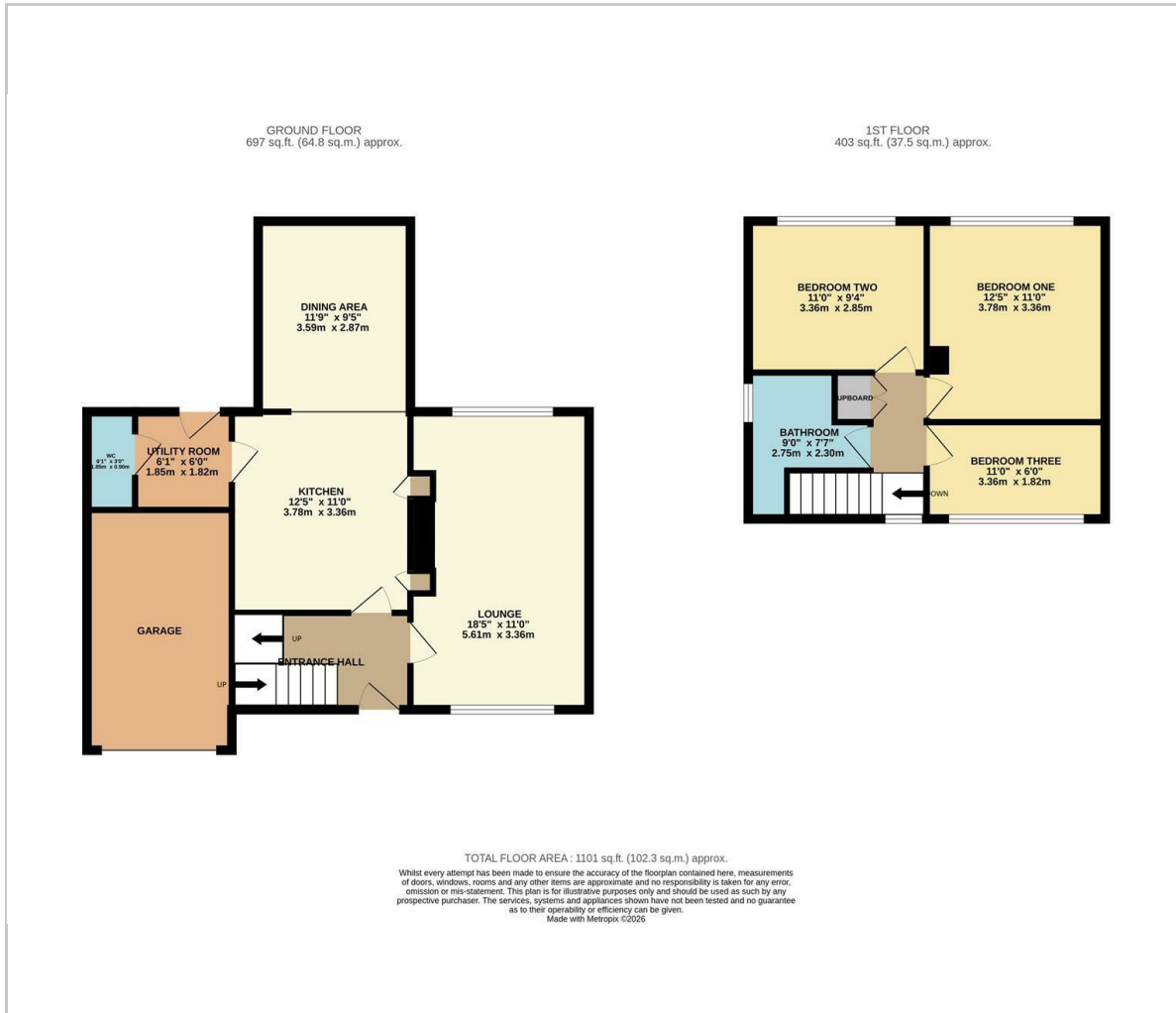
**Bedroom Two**  
11'0 x 9'4 (3.35m x 2.84m)

**Bedroom Three**  
11'0 x 6'0 (3.35m x 1.83m)

**Bathroom**  
9'0 x 7'7 (2.74m x 2.31m)



## Floor Plan



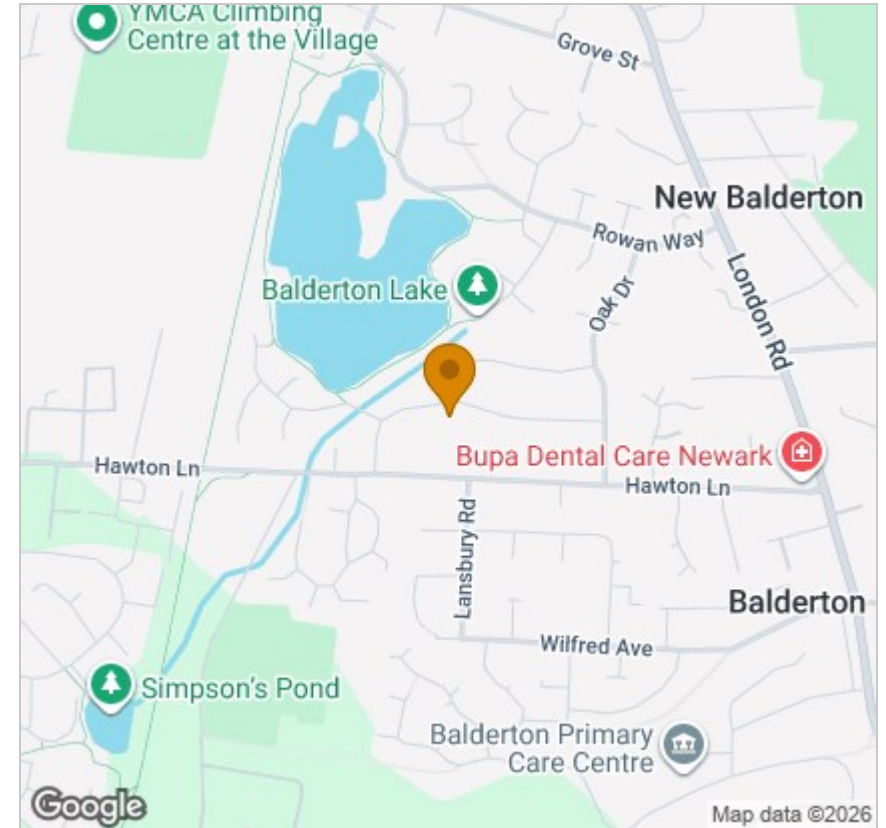
## Viewing

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

