



Buttercross Estates

Coronation Street, Balderton



This larger than average home offers low-maintenance comfort and exceptional everyday practicality.

Terraced House

OIEO £145,000

2  1  2 



Virtual Tour



01636 343014



hello@buttercrossestates.com



www.buttercrossestates.com



Newark Beacon, Cafferata Way,
Newark On Trent, NG24 2TN

SUMMARY

This larger than average home offers low-maintenance comfort and exceptional everyday practicality. From the moment you step inside, you will enjoy a layout bathed in natural light, gas central heating, and double glazing. The open-plan kitchen and dining room makes entertaining effortless, while the private, low-maintenance rear garden provides an ideal setting for summer barbecues and alfresco dining.

Stepping inside, the cozy sitting room features warm wood-effect laminate flooring, smooth plastered ceilings with sleek coving, and a wall-mounted electric fireplace that creates an inviting centerpiece for relaxing evenings. Continuing through the ground floor, you enter the heart of the home: a spacious open-plan dining room measuring that opens directly into the kitchen area. This generous combined layout creates a vibrant social environment that is perfect for family gatherings or entertaining guests. The rear breakfast kitchen comes well-equipped with modern units, ample worktop space, breakfast bar seating, an integrated oven and hob with extractor canopy, plumbing for laundry appliances, and direct access out to the enclosed rear garden.

On the first floor, the main landing leads to two well-proportioned double bedrooms and the family bathroom. The master bedroom spans the full width of the front elevation, providing plenty of room for freestanding wardrobes and furnishings. The second double bedroom includes a built-in storage cupboard over the stairs and offers great versatility as a nursery, guest room, or dedicated work-from-home office space. The accommodation is completed by a fully tiled family bathroom. It is fitted with a white three-piece suite, including a panelled bath with an overhead shower and screen, a wash hand basin, low-level toilet, and an integrated cupboard providing convenient storage for linens and towels.

THE AREA

Balderton is one of Newark's most sought-after locations, seamlessly combining community charm with superb convenience. Daily essentials are easily accessible with local shops, eateries, and major supermarkets including Lidl, Sainsbury's, and Tesco nearby. Families will benefit from excellent local schooling options within short walking distance, including Chuter Ede and Newark Academy.

For outdoor recreation, Coronation Park is at the end of the street and the picturesque Balderton Lake Nature Reserve is a short walk, offering fantastic options for weekend walks and leisure. Commuters will also appreciate the excellent transport connections, with straightforward access to the A1 and A46, as well as Newark North Gate Railway Station located just 1.6 miles away, providing direct trains to London King's Cross in under 90 minutes.

THE HOME

Living Room (3.63m x 3.45m)

Dining Area (3.82m x 3.45m)

Kitchen (2.87m x 3.19m)

Bedroom One (3.56 x 3.46m)

Bedroom Two (3.78m x 2.47m)

Bathroom (2.75m x 1.83m)

Externally - Externally, the property offers an enclosed rear garden, ideal for relaxing, entertaining or everyday use.

FULL PROPERTY LISTING

<https://buttercrossestates.com/property/coronation-street-balderton-ng24-3bd/>

VIRTUAL TOUR

<https://my.matterport.com/show/?m=n8dbZLwiRoo>



01636 343014



hello@buttercrossestates.com



www.buttercrossestates.com



Newark Beacon, Cafferata Way,
Newark On Trent, NG24 2TN

**Register as a VIP buyer and
see properties up to 7 days
before they hit the portals**



Sell with Buttercross Estates

Sell your home with Buttercross Estates and experience customer service like no other.

We have a simple, honest, transparent approach that is effective whilst keeping you and your objectives in mind.

Read on to see how you can get the price you want in the time you need when you choose Buttercross Estates.

As one of our clients, you will benefit from:

- A personalised service tailored to your needs
- Expert marketing for maximum exposure
- Professional photography to make your property stand out from the crowd
- A video tour of your home – Buyers love these!
- Accompanied viewings so you can sit back and relax
- Feedback on viewings and regular updates throughout the sale



Why Clients Choose Us



Video Tours



Professional Photos



Social Media Campaigns



The Best Portals



Expert Negotiation



Regular Feedback

**What's your property worth?
Request a valuation**



PeterM



I highly recommend Buttercross Estates. Moving house as we know is a very stressful process. When an estate agent takes the time to contact you with updates and ensures your buyers are well informed then at least one half of the process is stress free. When you add in advice and a shoulder to cry on the service goes above and beyond. I would definitely use them again and I thank them for the care and attention through out. Well done all.

Heather V



As first time buyers, we really appreciated the helpful and efficient service that Buttercross provided throughout our journey; from the ease of booking our first viewing; to the speed in which the keys were brought to us on completion day. We were even given a handy welcome hamper with food, drinks and vouchers, and a card - with a handpainted picture of our new home. We would recommend Buttercross - thank you!



01636 343014



hello@buttercrossestates.com



www.buttercrossestates.com



Newark Beacon, Cafferata Way,
Newark On Trent, NG24 2TN