

EDLIN & JARVIS
ESTATE AGENTS

18 Catkin Way

Balderton, Newark, NG24 3DT

Guide Price £290,000 to £300,000

Digitally Altered

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FAMILY FAVOURITE Guide Price £290,000 to £300,000

Welcome to a lifestyle of comfort, space, and effortless access to the great outdoors. Situated on a prime corner plot along the desirable Catkin Way in Balderton, this impressive four-bedroom detached property offers an idyllic retreat designed specifically around modern family living. Just a short, peaceful stroll from your front door lies the breathtaking Balderton Lake Nature Reserve. Outdoor enthusiasts, birdwatchers, and dog walkers will revel in having scenic lakeside trails, tranquil fishing spots, and traffic-free cycle routes right on their doorstep, turning weekend walks into an absolute everyday luxury.

Step inside to a bright, welcoming entrance hall that sets an inviting tone for the rest of the residence. The ground floor flows effortlessly between versatile living spaces, starting with a cosy lounge made for relaxing family evenings. Double sliding doors lead seamlessly into a formal dining room for entertaining guests, while a sun-drenched conservatory extends your living space into the garden year-round. At the heart of the home, the well-appointed kitchen provides ample worktop and storage space for everyday cooking, complemented by a separate utility room to keep household clutter out of sight, and a convenient downstairs WC.

Upstairs, the home continues to impress with four generously proportioned bedrooms, offering every family member their own private space. The master suite serves as a peaceful sanctuary, complete with built-in fitted wardrobes and a stylish private en-suite shower room. The remaining three bedrooms—equally suit home working or growing families—are served by a modern family bathroom.

Outside, the property truly shines on its enviable corner plot. An expansive front driveway provides generous off-road parking alongside a spacious double garage.

























To the rear, the beautifully kept garden has been thoughtfully landscaped to suit every generation. A lawn surrounded by mature shrubs and bushes offers privacy and room for children to play, while a dedicated vegetable plot invite green-fingered enthusiasts to cultivate their own home-grown produce. As the day unfolds, the paved seating area becomes the perfect spot to savor your morning coffee or fire up the BBQ for summer gatherings, with a large garden shed offering all the outdoor storage you could need.

Living on Catkin Way balances countryside charm with total everyday convenience. Families will benefit from a choice of highly regarded local schools nearby, including Chuter Ede Primary School and Newark Academy. Balderton village itself boasts a fantastic array of local amenities within easy reach, including supermarkets, post offices, healthcare centres and welcoming pubs. For commuters, transport connections are exceptional, with direct access to the A1 and A46 for easy road travel, as well as regular bus services connecting you into neighboring Newark. From Newark Northgate Station, high-speed rail links get you to London King's Cross in under 80 minutes, making this home a dream option for hybrid workers who want the ultimate blend of town connectivity and countryside calm.

Entrance Hall

Lounge
15'3 x 12'2 (4.65m x 3.71m)

Dining Room
11'1 x 8'10 (3.38m x 2.69m)

Conservatory
12'4 x 16'8 (3.76m x 5.08m)

Breakfast Kitchen
11'7 x 18'9 (3.53m x 5.72m)

Utility Room
4'8 x 11'1 (1.42m x 3.38m)

WC

Landing

Bedroom One
12'3 x 8'11 (3.73m x 2.72m)

Ensuite
4'1 x 6'11 (1.24m x 2.11m)

Bedroom Two
11'6 x 8'10 (3.51m x 2.69m)

Bedroom Three
7'2 x 9'1 (2.18m x 2.77m)

Bedroom Four/Office
7'0 x 7'6 (2.13m x 2.29m)

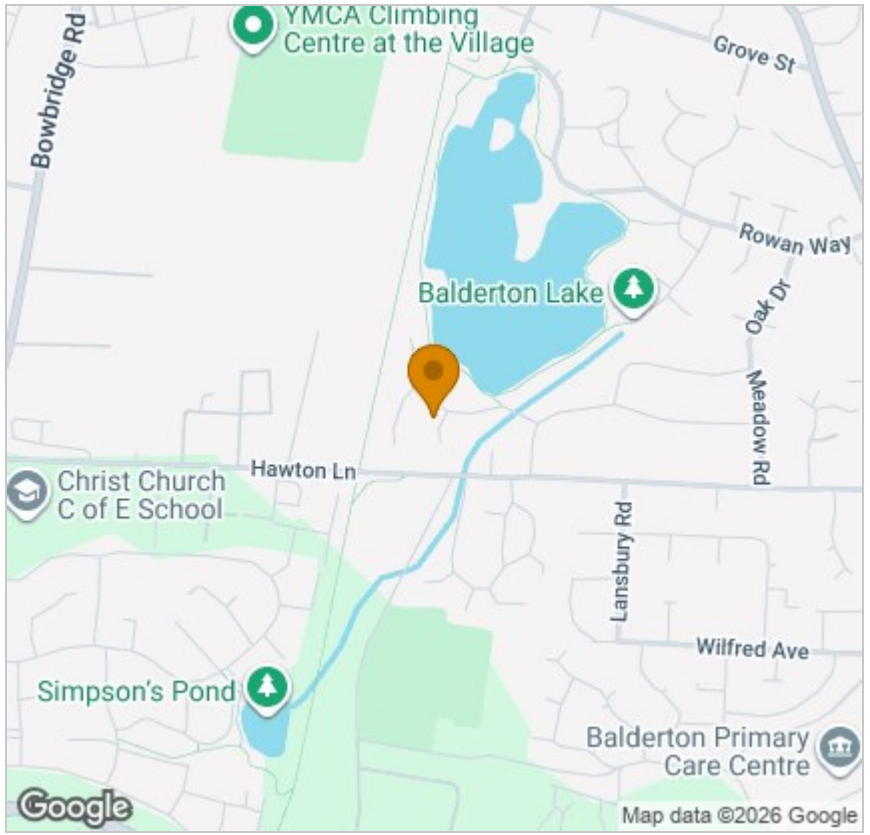
Bathroom
7'0 x 5'8 (2.13m x 1.73m)

Double Garage
16'6 x 16'4 (5.03m x 4.98m)

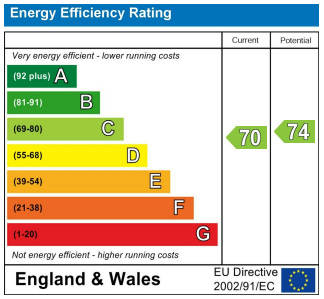
Floor Plan



Area Map



Energy Efficiency Graph



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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