



6 Catkin Way  
Balderton, NG24 3DT

**Guide Price £250,000**



## 6 Catkin Way

Balderton, NG24 3DT

**\*\*GUIDE PRICE £250,000-£260,000\*\***

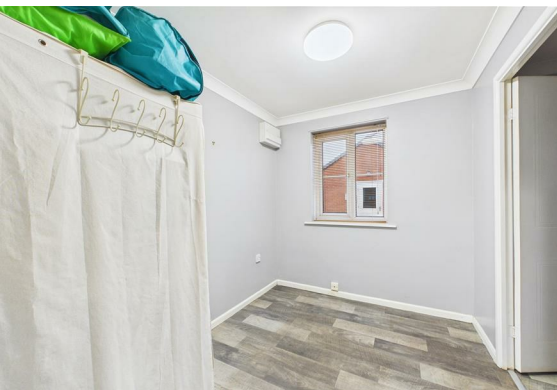
**\*\*\* WALKING DISTANCE TO BALDERTON LAKE \*\*\*** Nestled in the charming area of Catkin Way, Balderton, this delightful, detached bungalow offers a perfect blend of comfort and convenience. This property is being sold with no upward chain

The bungalow boasts a spacious entrance hall, lounge, a kitchen that opens onto the dining area, a garden room, two/three bedrooms with ensuite to master and a family bathroom providing ample space for relaxation and entertainment. Whether you prefer a cosy evening in the lounge, a formal gathering in the dining area, or a quiet reading nook, this home caters to all your needs. The layout is thoughtfully designed to ensure a seamless flow between the living spaces, making it perfect for both everyday living and hosting guests.

Outside the property benefits from two driveways, a detached garage and an easy maintenance enclosed rear garden.

Set in a tranquil neighbourhood, this property is ideal for those seeking a serene lifestyle while still being within easy reach of local amenities, schools, and transport links. The surrounding area is known for its friendly community and picturesque surroundings. Balderton lake is a short walk away for the outdoor enthusiasts to enjoy, making it a wonderful place to call home.





**Entrance Hall**

**Lounge**  
14'3 x 12'2 (4.34m x 3.71m)

**Kitchen**  
14'6 x 8'8 (4.42m x 2.64m)

**Dining Area**  
9'5 x 8'7 (2.87m x 2.62m)

**Garden Room**  
7'8 x 7'4 (2.34m x 2.24m)

**Bedroom One**  
11'10 x 11'3 (3.61m x 3.43m)

**Ensuite**  
5'0 x 6'0 (1.52m x 1.83m)

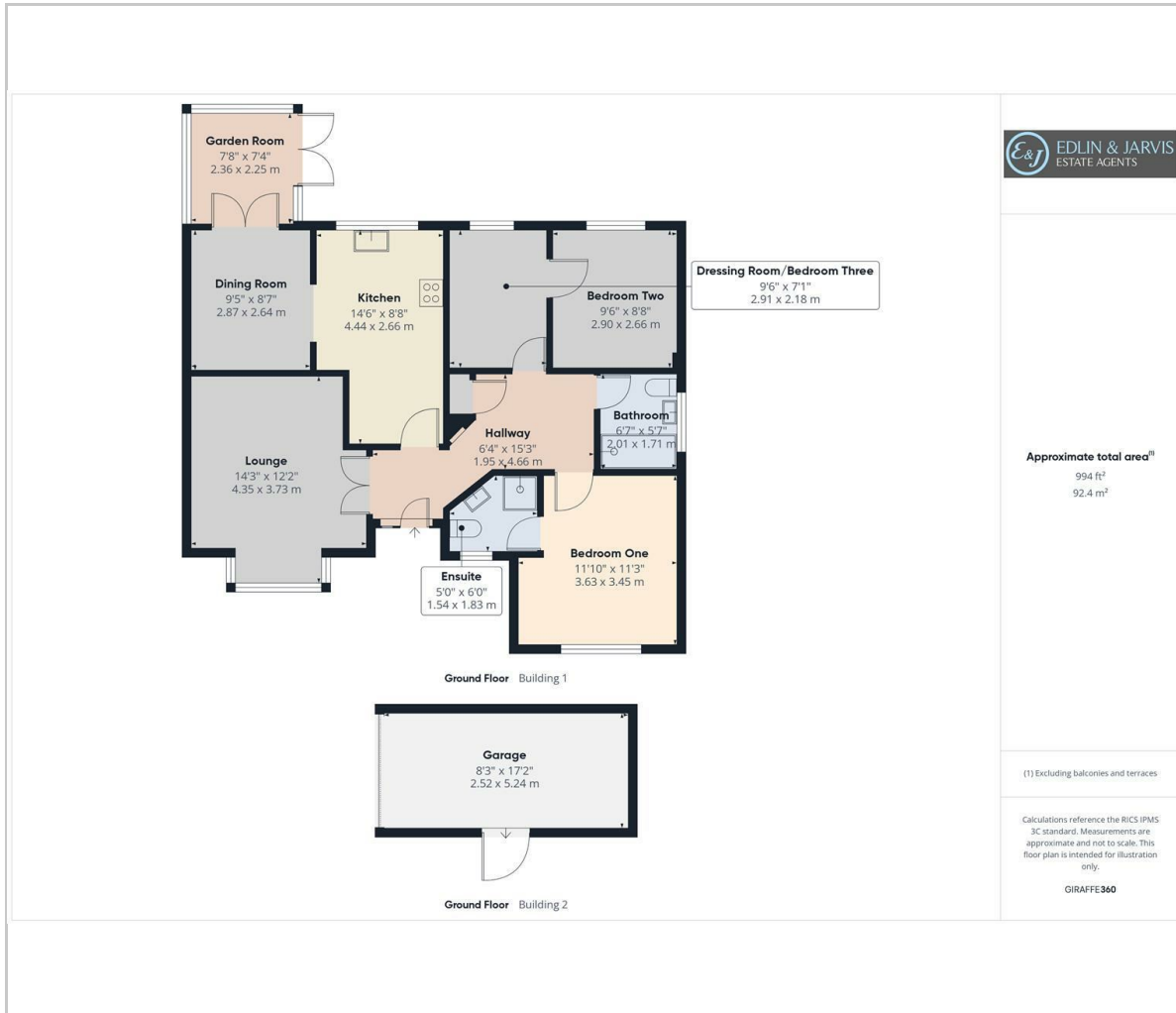
**Bedroom Two**  
9'6 x 8'8 (2.90m x 2.64m)

**Dressing Room/Bedroom Three**  
9'6 x 7'1 (2.90m x 2.16m)

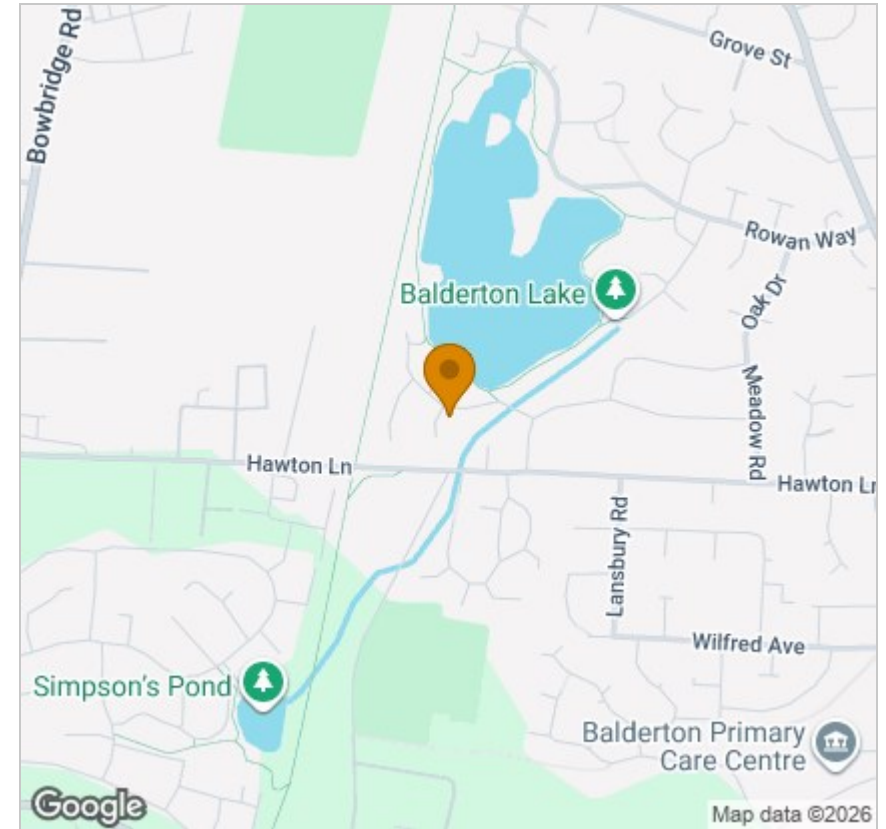
**Bathroom**  
6'7 x 5'7 (2.01m x 1.70m)

**Garage**  
8'3 x 17'2 (2.51m x 5.23m)

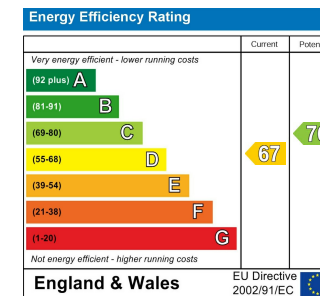
## Floor Plan



## 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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

36 Middle Gate, Newark, NG24 1AL

Tel: 01636 555043 Email: [enquiries@edlinandjarvis.co.uk](mailto:enquiries@edlinandjarvis.co.uk) <https://www.edlinandjarvis.co.uk/>