



EDLIN & JARVIS  
ESTATE AGENTS



10 Marquis Avenue

Balderton, Newark, NG24 3HY

Guide Price £200,000 to £210,000



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## 10 Marquis Avenue

Balderton, Newark, NG24 3HY

\*\*\*CHARMING TWO BEDROOM TURN-KEY BUNGALOW/ QUIET CUL DE SAC LOCATION\*\*\*

Guide Price £200,000 to £210,000

Tucked away in a peaceful Balderton cul-de-sac, this beautifully presented semi-detached bungalow offers the perfect blend of quiet residential living and easy access to local amenities. Offered in turn-key condition, this home is ideal for those looking to move straight in and start enjoying their new surroundings without the stress of renovations.

### The Accommodation

The property has been thoughtfully maintained, featuring uPVC double glazing and gas central heating throughout. The layout is practical and spacious:

- Entrance Hall: A welcoming entry point providing access to the main living areas.
- Lounge: A bright and airy space, perfect for relaxing or entertaining guests.
- Breakfast Kitchen: A functional heart of the home with ample cabinetry and space for a breakfast table—perfect for casual dining.
- Two Double Bedrooms: Both bedrooms offer generous proportions, providing plenty of space for wardrobes and storage.
- Shower Room: A modern, well-appointed suite designed for ease of use.
- Rear Porch: A handy transition space between the interior and the garden, offering extra storage for coats and boots.

### Outdoor Living

The exterior of the property is just as inviting as the interior:

- Front Garden: A neat, lawned area that enhances the property's curb appeal.
- Rear Garden: A private sanctuary primarily laid to lawn. It features a dedicated seating terrace, an ideal spot to enjoy your morning coffee or dine alfresco.

### Location & Lifestyle

Located in the popular village of Balderton, you are just a short distance from local shops, post offices, and regular bus routes. Whether you are downsizing or seeking a low-maintenance single-story home, this property delivers comfort and convenience in a prime location.





**Entrance Hall**

**Lounge**  
14'9 x 11'3 (4.50m x 3.43m)

**Breakfast Kitchen**  
12'0 x 11'5 (3.66m x 3.48m)

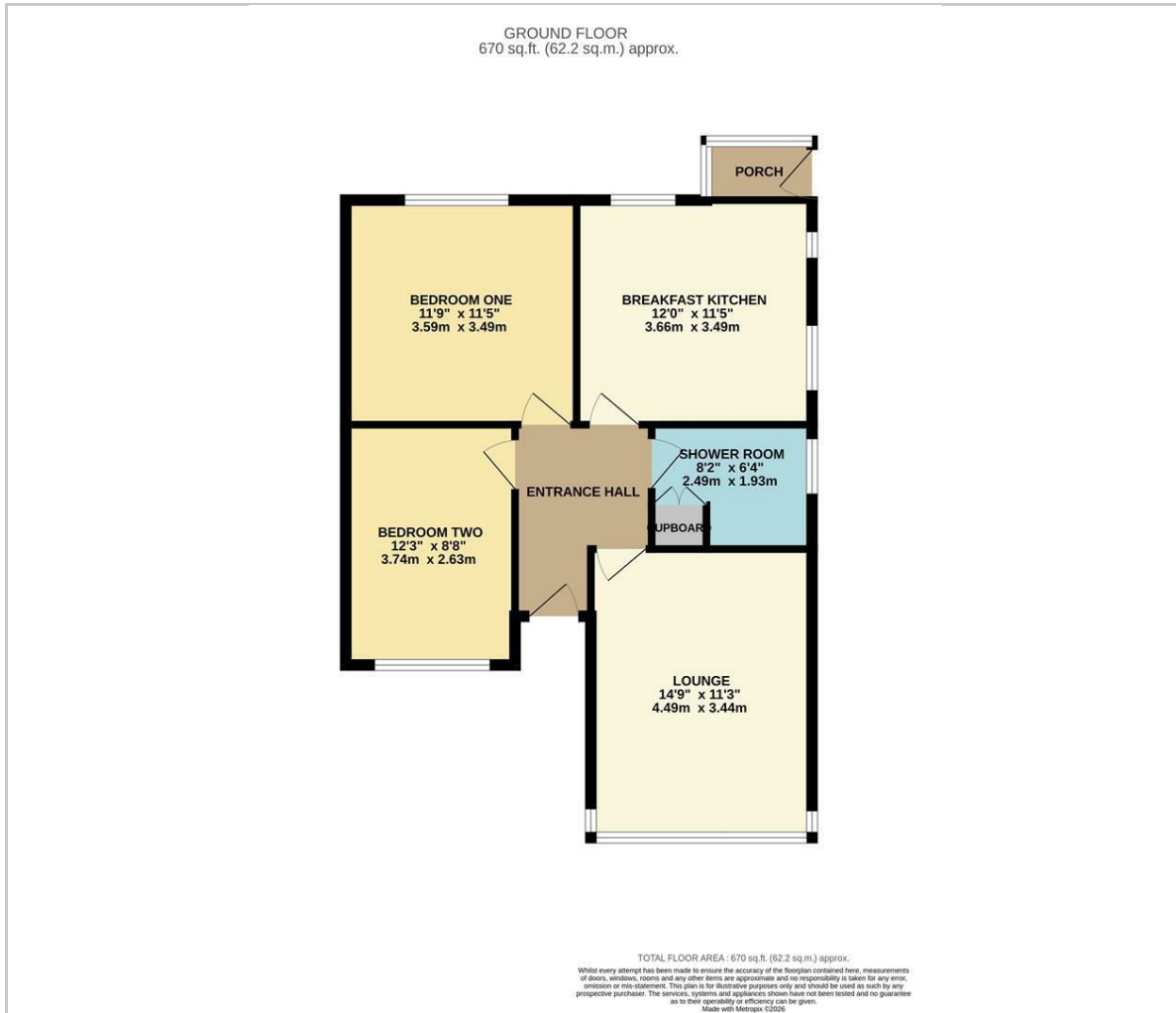
**Bedroom One**  
11'9 x 11'5 (3.58m x 3.48m)

**Bedroom Two**  
12'3 x 8'8 (3.73m x 2.64m)

**Shower Room**  
8'2 x 6'4 (2.49m x 1.93m)



## 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

