



EDLIN & JARVIS
ESTATE AGENTS



17 Centenary Close
Balderton, Newark, NG24 3FE

Guide Price £210,000 to £220,000



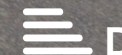
3



2



2



D

17 Centenary Close

Balderton, Newark, NG24 3FE

Guide Price: £210,000 to £220,000. *** Three Double Bedrooms | Extended Semi-Detached***

Nestled in a sought-after cul-de-sac within the heart of Balderton, this beautifully extended three-bedroom semi-detached home offers the perfect blend of spacious modern living, exceptional outdoor space, and a good location. Meticulously maintained and presented to an excellent standard throughout, this property represents a true sanctuary for growing families or professionals alike.

The Welcome: An entrance lobby sets a warm, inviting tone for the rest of the home, offering a handy space for coats and shoes before stepping inside.

The Lounge: A spacious yet deeply cozy sitting room, flooded with natural light. It serves as the perfect evening retreat for family film nights or relaxing after a long day.

The Kitchen: The heart of the home, thoughtfully designed with ample storage and workspace, seamlessly bridging the gap between everyday functionality and effortless entertaining.

The Garden Room Extension: A standout feature of the ground floor. This versatile, light-filled living space opens directly onto the rear garden. Whether you use it as a secondary sitting room, a sunlit dining area, or a peaceful haven to curl up and read a book, it completely transforms the flow of the house.

First Floor: The Principal Suite: A generous, tranquil double bedroom complete with its own private en-suite shower room, offering a touch of luxury and a welcome escape from the morning rush.

Bedrooms Two & Three: Rare for a semi-detached home, both remaining bedrooms are also comfortable doubles, ensuring plenty of space for children, guests, or a dedicated home office both served by the family bathroom.

Your Outdoor Haven

If the inside captures your heart, the landscaped rear garden will seal the deal. A true masterpiece of outdoor design, this private haven features:

Dual Seating Terraces: Two distinct patio areas strategically placed to chase the sun. Choose one for your quiet morning coffee, and the other for hosting vibrant summer BBQs with friends and family.

Mature Planting: A wide, vibrant array of carefully curated shrubs and perennial plants that bring color, texture, and a high degree of privacy to the space.

Storage & Practicality: A substantial timber shed provides excellent storage for gardening tools, bikes, and outdoor equipment.

To the front, the property boasts excellent kerb appeal with off-road parking, leading directly to a practical garage with an up-and-over door.





The Perfect Location

Situated on Centenary Close, the location strikes the ultimate balance between peaceful cul-de-sac safety and superb connectivity.

Education: Families will love the proximity to highly regarded local primary and secondary schools, making the morning school run completely stress-free.

Transport Links: Commuters are perfectly catered for. The property offers swift access to major road networks including the A1 and A46, while the nearby historic market town of Newark provides two train stations—including Newark Northgate, offering a high-speed direct line straight into London King's Cross in under 80 minutes.

Local Amenities: Balderton itself boasts a thriving community feel with local supermarkets, pubs, a post office, and the picturesque Balderton Lake all just minutes away.

Entry

4'4 x 3'8 (1.32m x 1.12m)

Lounge

12'0 x 15'3 (3.66m x 4.65m)

Kitchen

12'2 x 9'0 (3.71m x 2.74m)

Garden Room

7'5 x 14'6 (2.26m x 4.42m)

Landing

Bedroom One

12'2 x 12'6 (3.71m x 3.81m)

Ensuite

6'3 x 7'1 (1.91m x 2.16m)

Bedroom Two

7'5 x 12'6 (2.26m x 3.81m)

Bedroom Three

12'3 x 7'3 (3.73m x 2.21m)

Bathroom

4'2 x 8'2 (1.27m x 2.49m)

Garage

14'5 x 7'8 (4.39m x 2.34m)

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.

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 <https://www.edlinandjarvis.co.uk/>

Area Map



Energy Efficiency Graph

