



Tenzing Walk, Balderton, Newark

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OLIVER REILLY



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Guide Price £170,000 - £180,000

- SPACIOUS TERRACE HOME
- CLOSE TO AMENITIES & POPULAR SCHOOLS
- STYLISH CONTEMPORARY KITCHEN
- LOW MAINTENANCE ENCLOSED GARDEN
- MODERN uPVC Double Glazing & Gas CH
- THREE BEDROOMS
- LOUNGE & SEPARATE DINING ROOM
- GF W.C & FIRST FLOOR BATHROOM
- OFF STREET PARKING TO REAR
- Tenure: Freehold EPC 'D' (60)

Guide Price: £170,000-£180,000. YOUR NEXT MOVE AWAITS!

Take a look at this highly deceptive, spacious and well-maintained terrace home. Pleasantly situated in the heart of Balderton. Surrounded by heaps of excellent local amenities, transport links and set within the SOUGHT- AFTER CHUTER EDE SCHOOL CATCHMENT. This lovely family home has been tastefully enhanced within the last five years, with replacement windows and doors and a modern replacement combination boiler all installed. The well-appointed internal accommodation comprises: Entrance hall, large living room, separate dining room, with open-archway into a STYLISH CONTEMPORARY KITCHEN, a rear porch and ground floor W.C. The first floor landing hosts THREE WELL-PROPORTIONED BEDROOMS and a three-piece bathroom. Externally, you can't fault the low-maintenance rear garden, with provision for a detached timber summer house (available via separate negotiation), with power and lighting. There are multiple OFF-STREET PARKING spaces available, directly behind the property itself. Further benefits of this lovely contemporary home include uPVC double glazing throughout, gas central heating, leased solar panels to the front aspect and cavity wall insulation. DON'T MISS OUT. This home holds MORE THAN MEETS THE EYE. Step inside and see for yourself..!



- ENTRANCE HALL:** 12'7 x 3'5 (3.84m x 1.04m)
 Accessed via a secure uPVC front entrance door. Providing carpeted flooring, recessed ceiling spotlights. Stairs rising to the first floor. Access into the dining room and living room.
- LIVING ROOM:** 14'6 x 11'4 (4.42m x 3.45m)
 A generous reception room. Providing carpeted flooring, an exposed brick fireplace with a raised tiled hearth, ceiling light fitting, two wall light fittings and two uPVC double glazed windows to the front elevation.
- DINING ROOM:** 10'2 x 7'10 (3.10m x 2.39m)
 An equally sizeable reception room. Providing vinyl flooring, a clad ceiling and light fitting. Access into the rear hall and ground floor W.C. Open archway into the contemporary kitchen.
- KITCHEN:** 13'6 x 10'11 (4.11m x 3.33m)
 Of stylish modern design. Providing tiled flooring and a vast range of fitted wall and base units with laminate roll-top work surfaces over. Inset 1.5 bowl stainless steel sink with flexi-spray mixer tap. Provision for a freestanding 'Rangemaster' gas cooker, with clear glass splash back and modern extractor fan. Provision for an under counter dishwasher and plumbing/provision for an under counter washing machine. Provision for a freestanding 'American-style' fridge-freezer. Ceiling light fitting. Open under-stairs storage cupboard. uPVC double glazed window to the rear elevation. Max measurements provided.
- REAR HALL:** 4'9 x 3'6 (1.45m x 1.07m)
 With vinyl flooring. A wall mounted light fitting. Storage cupboard housing the gas and electricity meters. Obscure uPVC double glazed side external door, leading out into the rear garden. Double doors open into the ground floor W.C.
- GROUND FLOOR W.C:** 5'7 x 2'9 (1.70m x 0.84m)
 Of modern design. Providing vinyl flooring. A low level W.C with integrated flush push button, with ceramic wash hand basin with chrome mixer tap on top. Recessed ceiling spotlight. Obscure uPVC double glazed window to the rear elevation.
- FIRST FLOOR LANDING:** 10'3 x 4'2 (3.12m x 1.27m)
 Providing carpeted flooring. A fitted airing cupboard storage cupboard. One of which houses the modern combination boiler. Access into the family bathroom and all three bedrooms.
- MASTER BEDROOM:** 14'9 x 10'5 (4.50m x 3.18m)
 Located at the front of the property. A generous DOUBLE BEDROOM. Providing carpeted flooring, a ceiling light fitting and uPVC double glazed window to the front elevation. Max measurements provided.



**BEDROOM TWO:**

10'5" x 10'2" (3.18m x 3.10m)

Located to the rear of the property. An additional DOUBLE bedroom. Providing carpeted flooring, a ceiling light fitting, open over-stairs storage and a uPVC double glazed window to the rear elevation. Overlooking the rear garden.

BEDROOM THREE:

11'5" x 7'6" (3.48m x 2.29m)

A well-proportioned bedroom, with exposed floorboards. Providing a ceiling light fitting, fitted storage cupboard and a uPVC double glazed window to the front elevation. Max Measurements provided. Length reduces to 8'4" (2.54m).

BATHROOM:

7'7" x 6'0" (2.31m x 1.83m)

Of modern design. Providing wood-effect vinyl flooring. A panelled bath with chrome mixer tap, electric shower facility and complimentary floor to ceiling aqua boarding. Low-level W.C, ceramic wash hand basin with chrome mixer tap and under counter vanity storage unit. Obscure uPVC double glazed window to the rear elevation.

EXTERNALLY:

The front aspect provides a low-maintenance front garden. Laid to lawn, with a concrete pathway leading to the entrance porch and front door. The rear garden is well-appointed and of further low-maintenance. Having been hard-landscaped. Providing an extensive paved seating area. There is provision for a garden shed and provision for a high-quality timber summer house, available via separate negotiation, with power and lighting. There is an external security light, power socket and outside tap. There are fully fenced side and rear boundaries, with a secure timber rear access gate opening out onto a generous area for off-street parking, for numerous vehicles.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a modern boiler, cavity wall insulation and modern uPVC double glazing throughout. PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

Solar Panels:

The property currently occupies solar panels to the roof on the front aspect. These are leased by 'A Shade Greener'. TEL: 08445 220 033. There are currently 10 years remaining on the lease, which can be transferred to a new owner. Please speak to the agent for more details.

Tenure: Freehold. Sold with vacant possession.

Approximate Size: 921 Square Ft.

Measurements are approximate and for guidance only.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'A'

EPC: Energy Performance Rating: 'D' (60)

Local Information & Amenities: Balderton

Balderton is situated on the outskirts of the Historic market Town of Newark-On-Trent, approximately 3 miles away, where you will find a wide selection of Independent retailers/high street shops, public houses, restaurants, and eye-catching sites to see including a wonderful Georgian market square. The Town also has two popular train stations (North Gate and Castle Station) that provide access to London Kings Cross, Lincoln, and Nottingham. Balderton itself has a host of excellent local amenities in the area, including an array of supermarkets (Lidl, Tesco Express and Sainsburys), a medical centre, pharmacy, takeaways, launderette, post office, two public houses and highly regarded primary and secondary schools. There is a regular bus service from Newark Town Centre and ease of access onto the A1 and A46 to Lincoln and Nottingham.

Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.

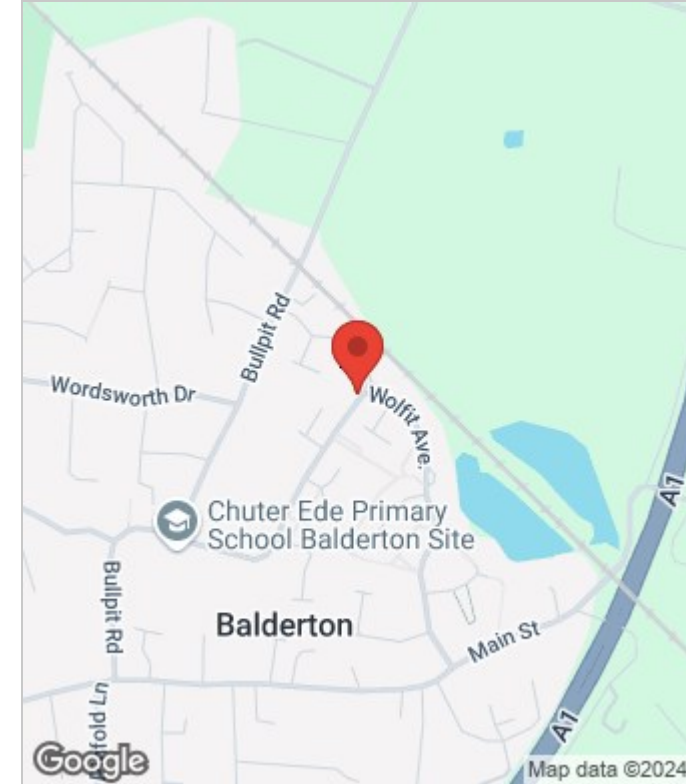




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

