



Alder Close, Balderton, Newark

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 OLIVER REILLY



# Alder Close, Balderton, Newark

Offers in excess of £210,000

- CONTEMPORARY DETACHED HOME
- POPULAR LOCATION. CLOSE TO AMENITIES
- DUAL-ASPECT LIVING ROOM
- SINGLE GARAGE & MULTI-CAR DRIVEWAY
- EASE OF ACCESS ONTO A1 & A46
- THREE BEDROOMS
- SPACIOUS DINING KITCHEN
- EXCELLENT CONDITION THROUGHOUT
- LOVELY ENCLOSED GARDEN
- NO CHAIN! Tenure: Freehold EPC 'D' (63)

READY.SET.MOVE..! \*\*AVAILABLE WITH NO ONWARD CHAIN!\*\*

Cast your eyes over this lovely contemporary detached home. Conveniently situated close to a vast array of amenities, transport links and highly desirable schools. The property has been extremely well-maintained. Both inside and out. Hosting a lovely modern layout. Ready and waiting for your immediate appreciation! The property's accommodation comprises: Entrance hall, spacious dual-aspect living room, an equally generous dining kitchen. Providing a range of integrated appliances. The first floor landing gives access into THREE BEDROOMS and a modern three-piece bathroom. The master bedroom is also enhanced by extensive fitted wardrobes. Externally, the property occupies a lovely corner plot. Enhanced by an extensive multi-car driveway, with access into a detached single garage. Providing power and lighting. The delightful wall-enclosed rear garden is of a lovely size. Having been beautifully maintained. Providing minimal maintenance. Further benefits of this attractive residence include uPVC double glazing throughout and gas fired central heating. This eye-catching detached house LOOKS LIKE HOME! From the moment you step inside. Take a look and see for yourself! Marketed with NO ONWARD CHAIN!



**ENTRANCE HALL:** 4'4 x 2'9 (1.32m x 0.84m)

Access via a hard wood front door. Providing carpeted flooring, stairs rising to the first floor, a ceiling light fitting and smoke alarm. Access into the dining kitchen and living room.

**DUAL-ASPECT LIVING ROOM:** 14'8 x 11'4 (4.47m x 3.45m)

A spacious reception room. Providing carpeted flooring, a ceiling light fitting, double panel radiator, provision for a wall mounted electric fire, TV/Telephone/Internet connectivity points. Feature uPVC double glazed window to the front elevation. uPVC double glazed window to the side elevation.

**SPACIOUS DINING KITCHEN:** 14'7 x 11'6 (4.45m x 3.51m)

Providing laminate flooring. The extensive fitted kitchen hosts a vast range of fitted wall and base units with laminate roll top work surfaces over and wall tiled splash backs. Inset 1.5 bowl black resin sink with chrome mixer tap and drainer. Integrated medium height 'ZANUSSI' electric oven, separate four ring induction hob with black glass splash back and stainless steel extractor hood above. Integrated fridge freezer, dishwasher and washing machine. Access to the concealed 'BAXI' boiler. Sufficient space for a larger dining table. Two ceiling light fittings, double panel radiator, carbon monoxide alarm and a walk in under-stairs cupboard. uPVC double glazed window to the front and left side elevation. Obscure uPVC double glazed side external door gives access into the garden. Max measurements provided.

**FIRST FLOOR LANDING:** 9'4 x 5'10 (2.84m x 1.78m)

With carpeted flooring, ceiling light fitting, loft hatch access point, electronic central heating thermostat and a uPVC double glazed window to the rear elevation. Access into the family bathroom and all three bedrooms.

**MASTER BEDROOM:** 11'4 x 11'4 (3.45m x 3.45m)

A well-appointed double bedroom. Providing carpeted flooring, a ceiling light fitting, a single panel radiator, TV point, two single fitted wardrobes with over head storage cupboards and an additional double fitted wardrobe with mirrored glass sliding doors. uPVC double glazed window to the front elevation. Max measurements provided.

**BEDROOM TWO:** 13'1 x 8'6 (3.99m x 2.59m)

A further double bedroom. Providing carpeted flooring, ceiling light fitting, single panel radiator and a fitted airing cupboard housing the hot water cylinder. uPVC double glazed window to the front elevation.

**BEDROOM THREE:** 8'2 x 5'10 (2.49m x 1.78m)

Providing carpeted flooring, ceiling light fitting, single panel radiator and uPVC double glazed window to the right side elevation.





#### 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.

#### FAMILY BATHROOM:

8'3 x 5'9 (2.51m x 1.75m)

Of modern design. Providing vinyl flooring. A P-shaped bath with chrome mixer tap, electric shower facility and curved clear-glass shower screen. A low level WC, pedestal wash hand basin with chrome taps. Chrome heated towel rail, floor to ceiling tiled splash backs and a ceiling light fitting. Obscure uPVC double glazed window to the left side elevation.

#### DETACHED SINGLE GARAGE:

16'6 x 8'4 (5.03m x 2.54m)

Of brick built construction. Providing a pitched tiled roof and a security sensor light to the front elevation. Accessed via a manual up/over garage door. Providing power and lighting, with recessed ceiling spot lights, loft hatch access point and a separate RCD consumer unit.

#### EXTERNALLY:

The property stands on a delightful corner plot. The front aspect is greeted by a low level picket fenced front and right side boundary, with slate hard standing. Providing minimal maintenance. Access to the front entrance door. A secure left side gate leads into the lovely, low-maintenance wall-enclosed side garden. Predominantly laid to lawn, with a large paved patio, raised decked seating area and partial planted borders, with an additional paved seating area, located at the bottom of the garden. There is provision for a garden shed and summer house. Access to the concealed gas and electricity meters. A timber gate leads out to the rear aspect, onto the driveway. Providing off-street parking for multiple vehicles. An outside tap and access into the detached single garage.

#### Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and 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.

#### Approximate Size: 765 Square Ft.

Measurements are approximate and for guidance only.

#### Tenure: Freehold. Sold with vacant possession.

#### Local Authority:

Newark & Sherwood District Council.

#### Council Tax: Band 'C'

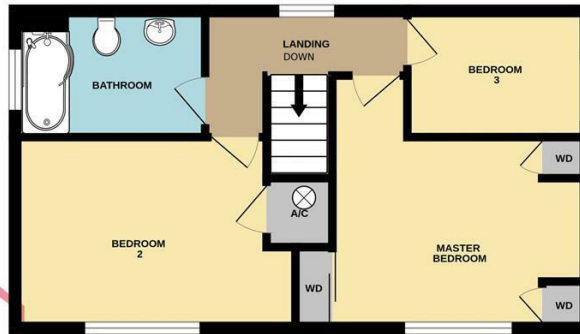
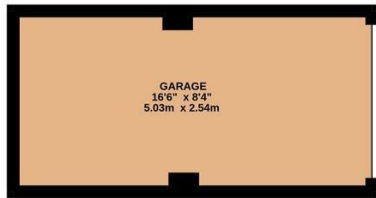
#### EPC: Energy Performance Rating: 'D' (63)



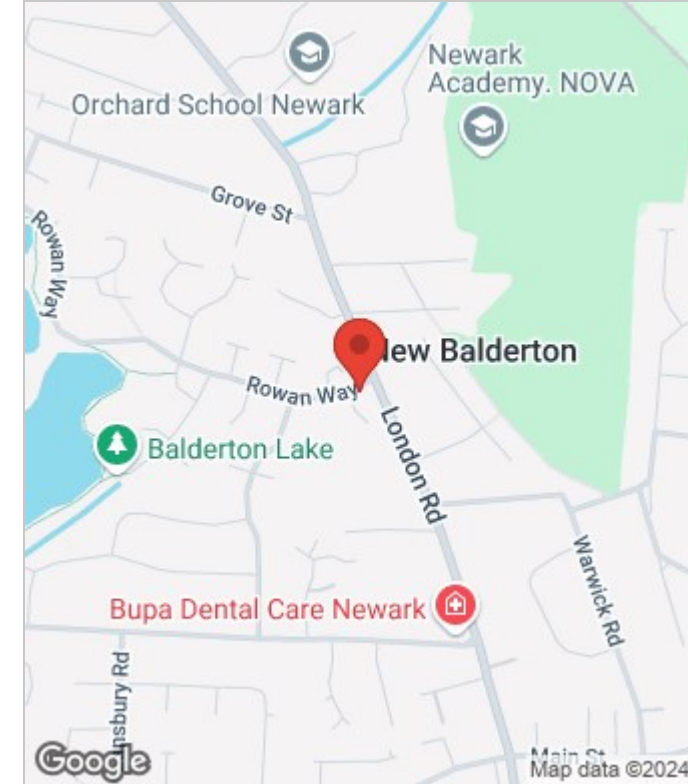


GROUND FLOOR

1ST FLOOR



OLIVER REILLY



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	