



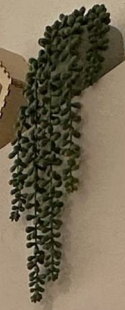
Wilfred Avenue, Balderton, Newark

 3  1  1  C


OLIVER REILLY



A COFFEE
a day KEEPS
THE grumpies
AWAY



Wilfred Avenue, Balderton, Newark

Guide Price £160,000 - £170,000

- LOVELY TERRACE HOME
- POPULAR LOCATION. CLOSE TO AMENITIES
- STUNNING DINING KITCHEN
- BEAUTIFUL ENCLOSED REAR GARDEN
- IMPECCABLE PRESENTATION THROUGHOUT
- THREE GENEROUS BEDROOMS
- DUAL-ASPECT LOUNGE/DINER
- USEFUL UTILITY ROOM & GF W.C
- OFF-STREET PARKING OPPORTUNITY
- VIEWING ESSENTIAL! Tenure: Freehold EPC 'B' (80)

Guide Price: £160,000 - £170,000. A CONTEMPORARY CRACKER!
 It doesn't get much better than THIS! Take a look round this IMPECCABLY PRESENTED and deceptively spacious mid-terrace home. Positioned in the heart of Balderton. Surrounded by excellent local amenities and transport links. Providing ease of access to local schools, onto the A1, A46 and to Newark Town Centre. This home is REALLY SPECIAL! Having been superbly enhanced by the existing owners, to create a simply STUNNING home. Presented to the highest of standards. The only thing thats missing.. IS YOU! The property enjoys a bright and beautiful internal layout, comprising: Inviting entrance hall, generous DUAL-ASPECT lounge/diner, a FABULOUS MODERN DINING KITCHEN. Hosting a wide range of integrated appliances, with access into a separate utility room and ground floor W.C. The first floor landing hosts THREE GENEROUS BEDROOMS, a modern shower room and separate W.C. Externally, you'll be in awe of the delightful, fully enclosed and low-maintenance rear garden. Hosting a paved seating area and two large garden sheds. The front aspect occupies a large frontage with AMPLE OFF-STREET PARKING OPPORTUNITIES AVAILABLE. Subject to a dropped kerb. There is also access into an integral external store. Further benefits of this SLEEK & STYLISH home include uPVC double glazing throughout, cavity wall insulation, a high energy efficiency rating (EPC: B), gas fired central heating, via a modern combination boiler with 'HIVE' system and leased solar panels. Providing a 25 year lease from 2012. SEEING IS BELIEVING... This gorgeous home HAS IT ALL! Step inside and see for yourself.



ENTRANCE HALL: 7'11 x 3'10 (2.41m x 1.17m)

Accessed via a brown obscure uPVC double glazed front entrance door. An inviting entrance space. Providing laminate flooring, BRAND NEW carpeted stairs rising, the first floor. A ceiling light fitting, smoke alarm, stylish modern radiator, access into the dining kitchen and lounge/diner.

GENEROUS LOUNGE/DINER: 17'10 x 10'5 (5.44m x 3.18m)

A GENEROUS DUAL-ASPECT reception room. Providing laminate flooring, two ceiling light fittings, a TV/ telephone point, stylish vertical radiator and a decorative fire surround with a tiled hearth. uPVC double glazed window to the front and rear elevations. Max measurements provided. Width reduces to 8'10 ft (2.69m).

DINING KITCHEN: 14'2 x 10'6 (4.32m x 3.20m)

Of stylish modern design. Providing wood-effect laminate flooring. The contemporary kitchen hosts a range of fitted soft-close wall and base units with grey flat-edge work surfaces over and marble brick-effect tiled splash backs. Inset 1.5 bowl stainless steel sink with flexi-spray mixer tap and drainer. Integrated medium height 'NEFF' microwave with 'BEKO' oven below. Integrated four ring induction hob with glass splash-back and stainless steel extractor hood above. Integrated wine fridge and provision for an integrated dishwasher. Provision for a freestanding fridge freezer. Sufficient space for a small dining table with ceiling light fitting above. Stylish chrome sockets, vertical radiator, recessed ceiling spotlights and low-level under stairs storage space. uPVC double glazed window to the rear elevation. Access into the utility room via a bi-folding door. Max measurements provided.

UTILITY ROOM: 12'5 x 5'5 (3.78m x 1.65m)

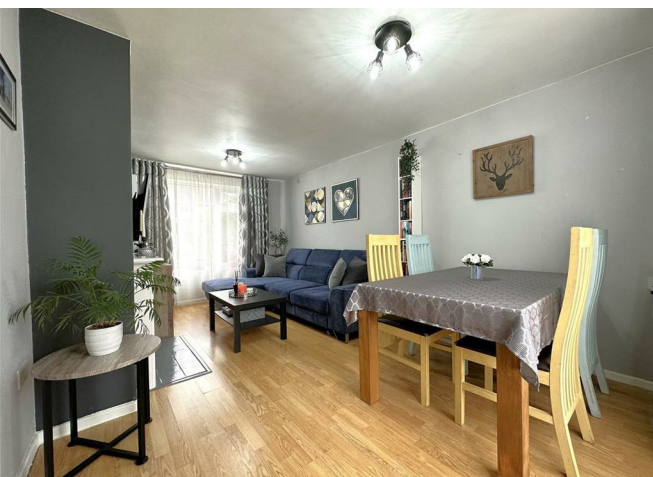
A generous and highly functional space. Providing laminate flooring, a fitted wall unit and larder cupboard with grey flat-edge work surfaces and marble-effect tiled splash backs. Housing provision for an under-counter washing machine and tumble dryer. Ceiling light fitting. Access to the electrical RCD consumer unit and electricity meter. Obscure uPVC double glazed front and rear external door. Giving access onto the frontage and rear garden. Internal access into the ground floor W.C.

GROUND FLOOR W.C.: 4'5 x 2'3 (1.35m x 0.69m)

With tiled flooring. Providing a low-level W.C, ceramic wash hand basin chrome mixer tap and partial wall tiled splash-backs. Ceiling light fitting and an obscure uPVC double glazed window to the side elevation.

FIRST FLOOR LANDING: 11'3 x 5'8 (3.43m x 1.73m)

With BRAND-NEW carpeted flooring. A ceiling light fitting, smoke alarm, carbon monoxide alarm and a fitted airing cupboard. Housing the gas 'GLOWWORM' combination boiler. Low-level storage cupboard. uPVC double glazed window to the rear elevation. Access into the first floor W.C, separate shower room and all three EXCELLENT SIZED bedrooms. Max measurements provided.





MASTER BEDROOM:

11'9 x 10'5 (3.58m x 3.18m)
A LOVELY DOUBLE BEDROOM. Providing laminate flooring, stylish modern radiator, ceiling light fitting and chrome sockets and switches. uPVC double glazed window to the front elevation.

BEDROOM TWO:

15'10 x 9'6 (4.83m x 2.90m)

A FURTHER DOUBLE BEDROOM. Providing laminate flooring, a modern radiator, chrome sockets and switches, a ceiling light fitting, two wall light fittings, open storage space, TV point and a uPVC double glazed window to the front elevation.

BEDROOM THREE:

8'8 x 7'10 (2.64m x 2.39m)

A GENEROUS BEDROOM. Providing laminate flooring, a modern radiator, chrome sockets and switches, a ceiling light fitting, loft hatch access point and a uPVC double glazed window to the rear elevation.

FIRST FLOOR SHOWER ROOM:

5'8 x 5'3 (1.73m x 1.60m)

With vinyl tile-effect flooring, a corner fitted shower cubicle with electric shower facility and floor to tiled splash-backs. Pedestal wash hand basin with chrome mixer tap. Double panel radiator, ceiling light fitting and extractor fan. Obscure uPVC double glazed window to the rear elevation.

SEPARATE W.C.:

4'10 x 2'8 (1.47m x 0.81m)

With tile-effect flooring, a low-level W.C, an ceiling light fitting and an obscure uPVC double glazed window to the rear elevation.

EXTERNALLY:

The front aspect is greeted by a large frontage. Predominantly laid to lawn, with partial paving. This is currently utilised via the vendors for OFF-STREET PARKING. For numerous vehicles. Please Note: There is no dropped kerb in place. A concrete pathway leads to the front entrance door and inner porch, which houses an integrated external store. Giving access to the gas meter. The beautifully maintained rear garden is fully enclosed and predominantly laid to lawn. There is a lovely paved seating area, two large garden sheds, both with power and light located at the bottom of the garden, an outside tap and a double external power point. There are fenced left and rear boundaries and a high-level pivot hedged right side boundary.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a combination boiler with 'HIVE' system, cavity wall insulation, leased solar panels to the rear aspect 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.

Solar Panels:

The vendors have confirmed they lease 15 solar panels, via the rear roof-line. This is via 'Salcon Power (HK) Limited'. The 25 year lease commenced on 21/12/2012.

Approximate Size: 879 Square Ft.
Measurements are approximate and for guidance only.

Tenure: Freehold. Sold with vacant possession.

Local Authority:
Newark & Sherwood District Council.

Council Tax: Band 'A'

EPC: Energy Performance Rating: 'B' (80)

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:



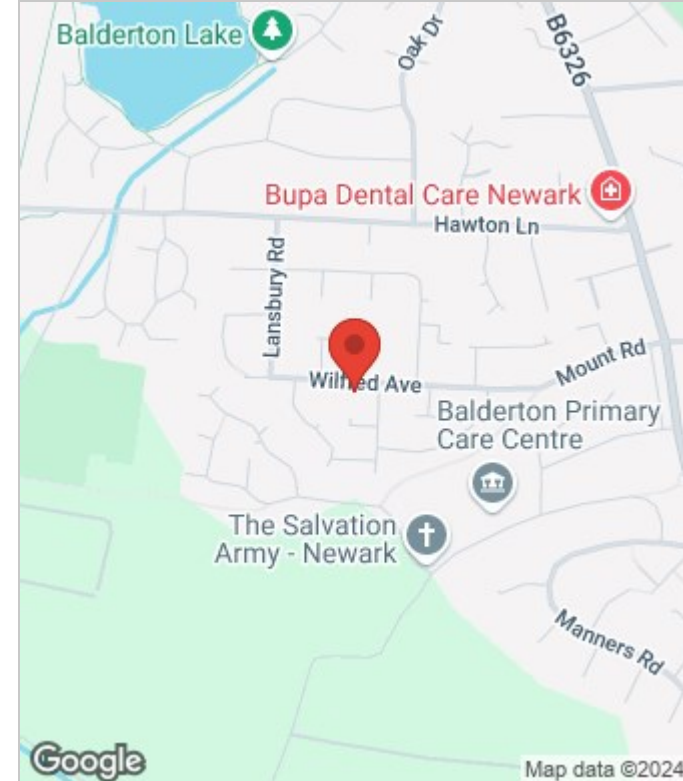
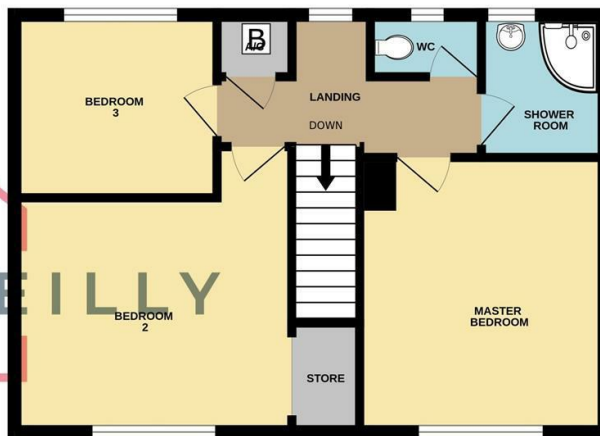


These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	