



Rowan Way, Balderton, Newark

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 OLIVER REILLY



Rowan Way, Balderton, Newark

Guide Price £240,000 - £250,000

- MODERN DETACHED HOME
- DELIGHTFUL LAKESIDE SETTING
- CONTEMPORARY KITCHEN & UTILITY
- CHARMING LOW MAINTENANCE GARDEN
- MULTI-CAR DRIVEWAY
- THREE DOUBLE BEDROOMS
- SUPERB OPEN-PLAN LIVING SPACE
- SEPARATE SITTING ROOM
- LARGE FRONT/SIDE GARDEN
- EXCELLENT CONDITION. Tenure: Freehold. EPC 'D'



Guide Price: £240,000-£250,000. A MARVELLOUS MODERN GEM!

Step inside this excellent detached contemporary home. FULL OF STYLE, SOPHISTICATION & LAKESIDE VIEWS! Steeped with a fashionable internal condition, presented to an exceptionally high standard. The property promotes an idyllic lakeside location. Available to be appreciated all year round, whilst being situated close to a vast range of local amenities, with ease of access onto the A1, A46 and into Newark Town Centre. The property's smart and free-flowing accommodation comprises: Entrance hall, sitting room, separate utility room, large OPEN-PLAN LIVING SPACE, with a living, dining area, leading into a separate modern kitchen. Providing a range of integrated appliances. The first floor hosts THREE DOUBLE BEDROOMS. The master bedroom promotes extensive fitted wardrobes. There is a first floor W.C, with a separate high specification modern shower room. Externally, you'll be equally impressed with the deceptive well-appointed plot. The front aspect provides a gravelled multi-car driveway, with a charming front/ side garden. The wonderful private rear garden holds a high-degree of tranquility with a central decked seating area. The perfect space for unwinding and entertaining. Further benefits of this beautifully striking residence includes uPVC double glazing throughout and gas central heating. Occupying an enviable position, this gorgeous property is set to become a real head turner!

Entrance Hall: 8'2 x 3'4 (2.49m x 1.02m)

Accessed via a stylish composite front entrance door. With modern laminate flooring, ceiling light fitting and a uPVC double glazed window to the side elevation. Access into the large living space and separate sitting room;

Sitting Room: 9'4 x 7'6 (2.84m x 2.29m)

A lovely reception room. Providing carpeted flooring and a uPVC double glazed window to the front elevation. Currently used as a hobbies room. There is excellent potential for this to be used for a variety of purposes. Access into the utility room;

Utility Room: 7'5 x 6'2 (2.26m x 1.88m)

Of a generous proportion. Providing LVT flooring. A ceiling light fitting. Fitted roll-top work surface with under counter provision for a washing machine and freestanding fridge freezer. Access to the electrical RCD consumer unit.

Open-Plan Living Space: 21'6 x 11'1 (6.55m x 3.38m)

Max measurements provided. Dining area width reduces to 8'6 ft (2.59m).

Living Area: 13'7 x 11'1 (4.14m x 3.38m)

Providing complimentary laminate flooring, with ceiling light fitting. A central feature fireplace houses an inset flame-effect electric fire with a complimentary marble hearth and surround. Wall mounted heating thermostat. Carpeted stairs rise to the first floor. Access to a useful walk-in under stairs storage cupboard, with light fitting and access to the alarm control panel. uPVC double glazed window to the front elevation.

Dining Area: 7'4" x 8'5" (2.26m x 2.59m)

OPEN-PLAN from the living area. With continuation of the modern laminate flooring. Providing sufficient dining space, a ceiling light fitting and uPVC double glazed sliding patio doors, leading out into the lovely private rear garden. Open access through to the kitchen;

Contemporary Kitchen: 10'4 x 7'5 (3.15m x 2.26m)

Of stylish modern design. Providing tile effect vinyl flooring. The modern fitted kitchen hosts a vast range of fitted wall and base units with wood effect roll-top work surfaces over. Integrated electric oven with four ring 'Cooke & Lewis' induction hob over, with stainless steel extractor fan above. Integrated under counter fridge and dishwasher. Access to the concealed 'IDEAL' boiler. Ceiling light fitting, extractor fan. uPVC double glazed window to the rear elevation. uPVC external door, gives access out into the rear garden.

First Floor Landing: 8'10 x 2'10 (2.69m x 0.86m)

Providing carpeted flooring, ceiling light fitting, smoke alarm and loft hatch access point. Access the first floor W.C, shower room and all three DOUBLE bedrooms.

Master Bedroom: 11'1 x 8'9 (3.38m x 2.67m)

Located at the front of the property. A LOVELY DOUBLE BEDROOM. Providing carpeted flooring, a ceiling light fitting, extensive fitted wardrobes and a uPVC double glazed window to the front elevation, with a DELIGHTFUL LAKESIDE VIEW. Max measurements provided up to fitted wardrobes.





Bedroom Two:

10'5 x 7'5 (3.18m x 2.26m)

Also located to the front of the property. A DOUBLE BEDROOM. Providing carpeted flooring, a ceiling light fitting and a high-level uPVC double glazed window to the front elevation, with further views across to the lakeside.

Bedroom Three:

8'9 x 8'5 (2.67m x 2.57m)

Located to the rear of the property. A further DOUBLE bedroom with carpeted flooring, ceiling light fitting and uPVC double glazed window to the rear elevation, overlooking the enclosed rear garden.

First Floor W.C:

4'8 x 2'10 (1.42m x 0.86m)

With complimentary LVT wood-effect flooring. Providing a contemporary floating W.C with integrated flush. Recessed ceiling spotlights and obscure uPVC double glazed window to the rear elevation.

Modern Shower Room:

7'7 x 7'2 (2.31m x 2.18m)

Of stylish modern design. Providing LVT wood-effect flooring. A large walk-in double shower with a digitally controlled shower system, with a rainfall effect shower head and marble effect mermaid boarding. Floating ceramic wash hand basin with chrome mixer tap and under counter vanity drawer storage, with tiled splash backs. Double-width heated towel rail. Recessed ceiling spotlights and extractor fan. Obscure uPVC double glazed window to the rear elevation. Fitted airing cupboard provides sufficient storage, carpeted flooring and power, with access to the hot water cylinder. Max measurements provided.

Externally:

The property retains a delightful and deceptive 0.07 of an acre plot. The front aspect provides a gravelled multi-car driveway, with external light fitting. There is a lovely enclosed front/ side garden. Predominantly laid to lawn with a range of complimentary planted borders, with mature bushes, shrubs and trees, with sufficient seating space. There is excellent scope for additional off-street parking or a side extension. Subject to relevant permissions being obtained. The rear garden has been beautifully landscaped and is of general low maintenance. It has been extensively gravelled, with a wrap-around paved pathway. Complimentary central decked seating area, perfect for relaxing and entertaining. There is an outside tap, external power point. Provision for a garden shed and a secure timber side access gate, leading to the front aspect. There are hedged side boundaries and fully fenced rear boundaries.

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.

Tenure: Freehold. Sold with vacant possession.

Approximate Size: 901 Square Ft.

Measurements are approximate and for guidance only.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'C'

EPC: Energy Performance Rating: 'D'

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:

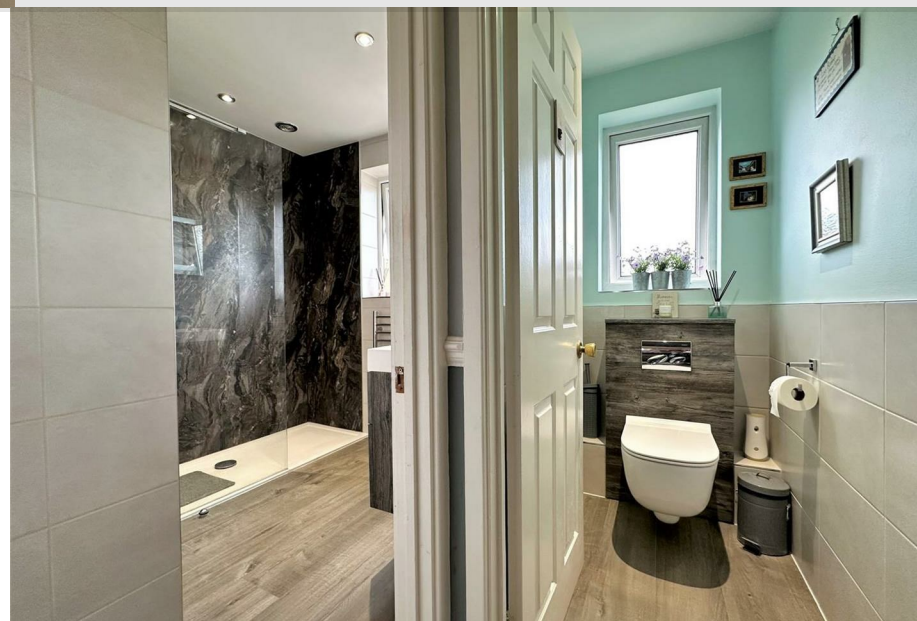
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

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		82
(69-80) C	65	
(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	