



Catkin Way, Balderton, Newark

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Catkin Way, Balderton, Newark

Guide Price £245,000 - £250,000

- EXTENDED SEMI-DETACHED HOME
- LOVELY CUL-DE-SAC POSITION
- BAY-FRONTED LOUNGE & DINING KITCHEN
- OVERSIZED GARAGE WITH DEVELOPMENT POTENTIAL (STPP)
- AMPLE OFF-STREET PARKING
- FOUR BEDROOMS
- LAKESIDE SETTING & CLOSE TO AMENITIES
- CONTEMPORARY BATHROOM & EN-SUITE
- DELIGHTFULLY PRIVATE ENCLOSED GARDEN
- EXCELLENT CONDITION! Tenure: Freehold EPC 'C' (72)

Guide Price: £245,000 - £250,000. EXTENDED EXCITEMENT...! FOR A HOME TO BE PROUD OF...!
A SUBSTANTIALLY extended, superbly presented and pleasantly positioned residence. Enjoying a captivating LAKESIDE SETTING. What's not to love? This stunning semi-detached home boasts much MORE THAN MEETS THE EYE. Having been comprehensively improved by the current owners. To create a marvellous modern-day GEM! Tucked away within a quiet residential cul-de-sac. Surrounded by heaps of local amenities, idyllic walks, a popular cycle path and fantastic transport links. Hosting ease of access onto the A1, A46 and to Newark Town Centre. The property commands a stylish internal design. Set to an EXCEPTIONALLY HIGH STANDARD. Comprising: Entrance hall, spacious bay-fronted lounge, an equally generous contemporary dining kitchen, with under-stairs pantry. The first floor landing leads into a large upper hallway, into a SUPERB MASTER BEDROOM WITH EN-SUITE SHOWER ROOM. Accompanied by a modern family bathroom and three further WELL-PROPORTIONED bedrooms. One of which lends itself as an ideal home office. Externally, the enviable corner plot position commands an EXTENSIVE DRIVEWAY. Allowing AMPLE OFF-STREET PARKING. Giving access into an attached and insulated OVERSIZED GARAGE. Providing an electric roller door, power, lighting, a water supply, sewage and French doors into the garden. Holding SUPERB SCOPE to be utilised into additional living accommodation. Subject to relevant permissions being obtained. The well-appointed, beautifully maintained and HIGHLY PRIVATE rear garden is a joy to behold, with various secluded seating areas and an unspoiled tree-lined outlook behind. Further benefits of this STAND OUT HOME include uPVC double glazing throughout and gas fired central heating with a 'HIVE' system. This highly inviting home really is ONE TO APPRECIATE! Step inside and see for yourself!



ENTRANCE HALL: 5'1 x 3'9 (1.55m x 1.14m)
Accessed via an obscure uPVC front entrance door. Providing tiled flooring, carpeted stairs rising to the first floor, a ceiling light fitting, single panel radiator and access into the bay-fronted lounge.

BAY-FRONTED LOUNGE: 16'1 x 12'5 (4.90m x 3.78m)
A WELL-PROPORTIONED reception room. Providing complementary laminate flooring, a ceiling light fitting, double panel radiator, TV/telephone/broadband connectivity points. Central feature fireplace houses an inset gas fire, with a raised hearth and decorative surround. A large front bay with uPVC double glazed windows to the front elevation. Open-access through to the dining kitchen. Max measurements provided into bay window.

SPACIOUS DINING KITCHEN: 15'5 x 9'4 (4.70m x 2.84m)
A GENEROUS FAMILY SIZED SPACE. Providing laminate flooring. The well-appointed kitchen hosts a vast range of fitted grey high-gloss wall and base units with laminate roll-top work surfaces over and up-stands. Inset 1.5 bowl composite 'LAMONA' sink with chrome mixer tap and drainer. Integrated 'HOTPOINT' electric oven with four ring induction hob over, clear glass splash back and stainless steel extractor hood above. Under counter plumbing/ provision for a washing machine, tumble dryer, dishwasher, fridge and freezer. Access to the modern 'VALLIANT' gas fired boiler. Recessed ceiling spotlights, heat alarm, sufficient space for a large dining table. Double panel radiator, uPVC double glazed window to the rear elevation. uPVC double glazed French doors open out into the garden. Internal access into the under-stairs pantry.

UNDER-STAIRS PANTRY: 6'2 x 2'9 (1.88m x 0.84m)
With laminate flooring, a ceiling light fitting and shelving for sufficient storage space.

FIRST FLOOR LANDING: 8'5 x 5'9 (2.57m x 1.75m)
With carpeted flooring, an open-spindle balustrade, ceiling light fitting, smoke alarm, loft hatch access point (partly boarded and partly insulated with power) and a fitted airing cupboard. Housing the hot water cylinder. Access into the family bathroom, three of the four bedrooms and into the upper hallway.

UPPER HALLWAY: 9'5 x 2'8 (2.87m x 0.81m)
With carpeted flooring, a ceiling light fitting and fitted storage cupboard. Access into the master bedroom.

MASTER BEDROOM: 14'5 x 9'9 (4.39m x 2.97m)
A WONDERFUL DOUBLE BEDROOM. Providing laminate flooring, two ceiling light fittings, a double panel radiator and additional loft hatch access point, with a pull-down ladder. Fully boarded with insulation and power. The bedroom has a uPVC double glazed window to the front elevation and gives access into the en-suite shower room.

EN-SUITE SHOWER ROOM: 9'8 x 2'10 (2.95m x 0.86m)
Of stylish modern design Providing patterned tiled flooring. A fitted shower cubicle with electric shower facility with grey wall tiled splash backs. A low-level W.C and a white ceramic wash hand basin with chrome mixer tap. Inset to a floating fitted vanity drawer storage unit. Chrome heated towel rail, ceiling light fitting, extractor fan and an obscure uPVC double glazed window to the rear elevation.





BEDROOM TWO:

A LOVELY DOUBLE BEDROOM. Providing carpeted flooring, a ceiling light fitting, single panel radiator, extensive fitted wardrobes and a uPVC double glazed window to the front elevation.

11'5 x 8'8 (3.48m x 2.64m)

BEDROOM THREE:

A WELL-APPOINTED bedroom. Providing carpeted flooring, a ceiling light fitting, single panel radiator and a uPVC double glazed window to the rear elevation. Overlooking the private garden.

9'5 x 6'5 (2.87m x 1.96m)

BEDROOM FOUR:

An additional bedroom. Currently utilised as a PERFECT home office. Providing laminate flooring, a ceiling light fitting, double panel radiator and a uPVC double glazed window to the front elevation.

7'7 x 6'6 (2.31m x 1.98m)

FAMILY BATHROOM:

OF STYLISH MODERN DESIGN. Providing vinyl flooring. A panelled bath with chrome mixer tap, electric shower facility, a wall-mounted shower screen and floor to ceiling grey wall tiled splash backs. A low-level W.C and a white ceramic wash hand basin with chrome mixer tap and grey wall tiled splash backs. Inset to a fitted floating vanity storage unit. Chrome heated towel rail, ceiling light fitting and an obscure uPVC double glazed window to the rear elevation.

6'6 x 5'9 (1.98m x 1.75m)

ATTACHED OVERSIZED GARAGE:

Accessed via an electric roller garage door. Providing power, lighting, water and sewage. Fully insulated with a ceramic wash hand basin with grey tiled splash back. Three ceiling spotlights, two light tunnels, a smoke alarm and uPVC double glazed French doors, opening out into the garden. Offering EXCELLENT SCOPE to be utilised into additional living accommodation, if required. Subject to relevant approvals. Max measurements provided.

17'8 x 12'10 (5.38m x 3.91m)

EXTERNALLY:

The property enjoys a lovely position at the head of a quiet residential cul-de-sac. The front aspect is greeted with an EXTENSIVE gravelled driveway. Allowing OFF-STREET PARKING for multiple vehicles. Giving access into the oversized garage, with external cold water tap, two up/down lights and a double external power socket. A paved pathway leads to the front entrance door, with a further external up/down light and storm canopy, with a tiled roof. The wonderfully PRIVATE and FULLY ENCLOSED rear garden makes a real statement. Predominantly laid to lawn with a wonderful array of planted borders, raised plant beds, a paved seating area and additional gravelled seating space. Provision for a garden shed. Two external security lights, a cold water tap and double external power point. There are fully fenced side and rear boundaries with an unspoiled tree-lined outlook behind. Ensuring maximum privacy, all year round.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a modern 'VALLIANT' boiler with 'HIVE' system, fibre broadband connectivity 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: 1,051 Square Ft.

Measurements are approximate and for guidance only. This includes the attached garage.

Tenure: Freehold. Sold with vacant possession.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'B'

EPC: Energy Performance Rating: 'C' (72)

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:

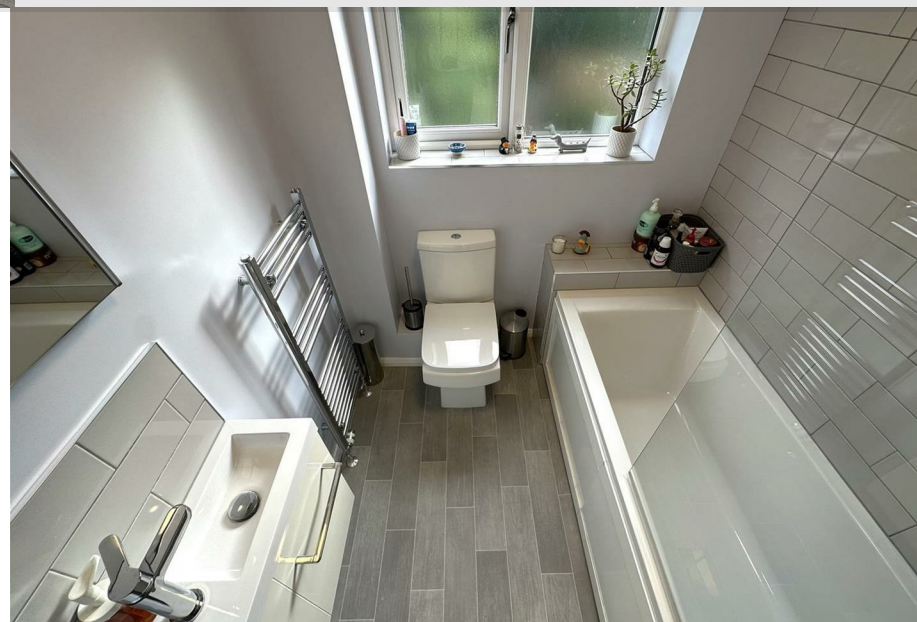
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

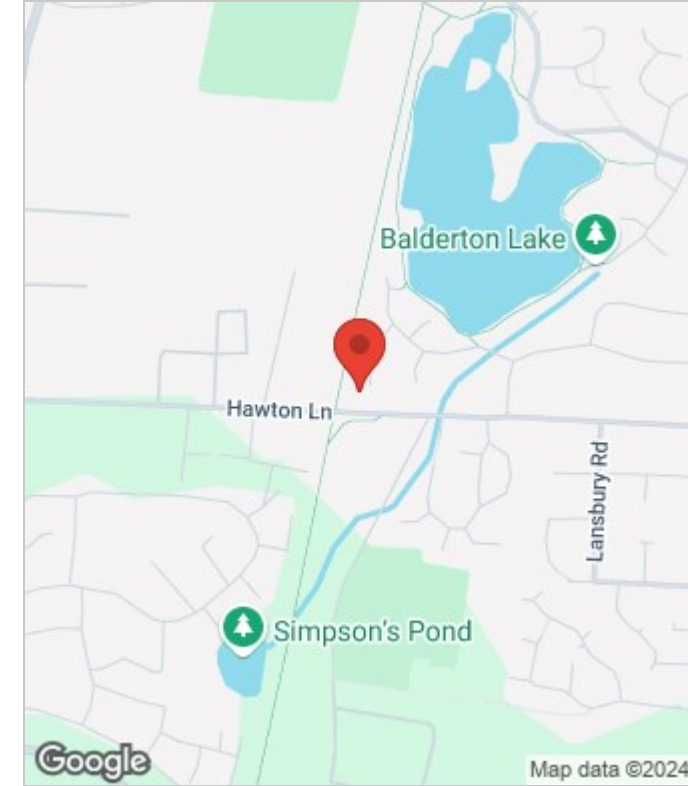
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

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.







Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	