



Broughton Gardens, Balderton, Newark

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 OLIVER REILLY



Broughton Gardens, Balderton, Newark

Guide Price £180,000 - £190,000

- CONTEMPORARY DETACHED BUNGALOW
- QUIET CUL-DE-SAC SETTING
- LOVELY ENCLOSED PRIVATE GARDEN
- EXCELLENT INTERNAL PRESENTATION!
- DOUBLE GLAZING & GAS CENTRAL HEATING
- TWO DOUBLE BEDROOMS
- STYLISH MODERN INTERIOR
- ATTACHED GARAGE & DRIVEWAY
- WALKING DISTANCE TO AMENITIES
- NO CHAIN! Tenure: Freehold EPC 'D'

Guide Price: £180,000 - £190,000. A CHARMING CUL-DE-SAC POSITION...!

Take a look at this smashing DETACHED bungalow. FULL OF BEAUTY and contemporary design. This eye-catching home is pleasantly positioned within a quiet residential location. Surrounded by a wide array of excellent local amenities and transport links. Providing ease of access onto the A1, A46 and to Newark Town Centre. This much-loved home has been extremely well-maintained. Both inside and out. Presenting an ideal opportunity for those looking to downsize. The bungalow's bright and airy internal accommodation comprises: Inviting entrance hall, a spacious bay-fronted lounge/diner, with open-access through to a fitted kitchen. There are TWO DOUBLE BEDROOMS and a modern three-piece shower room. Externally the property boasts an idyllic position within the cul-de-sac. Greeted via a single car driveway, with access into a attached single garage. Providing power, lighting and superb scope to be utilised into additional living accommodation. If required. Subject to relevant approvals. The established and part wall enclosed rear garden is FULL OF PERSONALITY!... Ensuring a high-degree of privacy, with a lovely paved seating area. Further benefits of this DELIGHTFUL DETACHED HOME include hardwood double glazing throughout and gas fired central heating. Allowing comfortable living from the outset. This charming residence is a real head turner! Step inside and see for yourself! Marketed with NO ONWARD CHAIN!



ENTRANCE HALL:

6'9 x 4'4 (2.06m x 1.32m)

Accessed via a uPVC double glazed front entrance door. Providing carpeted flooring, a ceiling light fitting, single panel radiator, access to the electrical RCD consumer unit and alarm control panel. Open access through to the inner hallway. An internal door leads into the lounge/diner.

BAY-FRONTED LOUNGE/DINER:

16'2 x 10'1 (4.93m x 3.07m)

A well-appointed multi-purpose reception room. Providing carpeted flooring, a single panel radiator, ceiling light fitting and TV point. Double glazed bay-window to the front elevation. Double glazed sliding doors open out onto a paved seating area. Internal access into the separate kitchen. Max measurements provided into bay-window.

KITCHEN:

8'6 x 6'9 (2.59m x 2.06m)

With tile-effect vinyl flooring. Providing a range of fitted wall and base units, with laminate roll-top work surfaces over and partial wall tiled splash backs. Inset sink with drainer. Provision for a freestanding electric oven, with 'NEFF' extractor hood above. Integrated freestanding fridge freezer and plumbing/ provision for an under-counter washing machine. Access to the modern 'WORCESTER' boiler. Ceiling light fitting and a double glazed window to the rear elevation.

INNER HALLWAY:

7'6 x 5'3 (2.29m x 1.60m)

With continuation of the carpeted flooring, a ceiling light fitting, loft hatch access point and a fitted airing cupboard. Housing the hot water cylinder. Access into the modern shower room and both DOUBLE bedrooms.

MASTER BEDROOM:

13'6 x 9'5 (4.11m x 2.87m)

A LOVELY DOUBLE BEDROOM. Located to the rear of the bungalow. Providing carpeted flooring, a ceiling light fitting and single panel radiator. Double glazed window to the rear elevation.

BEDROOM TWO:

13'6 x 8'5 (4.11m x 2.57m)

A further DOUBLE bedroom. Providing carpeted flooring, a single panel radiator, TV point, ceiling light fitting and a double glazed window to the front elevation. Max measurements provided.





CONTEMPORARY SHOWER ROOM:

7'8 x 5'8 (2.34m x 1.73m)

Of attractive modern design. Providing patterned tiled-effect vinyl flooring. A corner fitted shower with electric shower facility and white floor to ceiling wall tiled splash backs. Low-level W.C with integrated push button flush. White ceramic wash hand basin, with chrome mixer tap. Inset to a fitted vanity storage unit. Medium height white wall tiling. Single panel radiator, ceiling light fitting and extractor fan. Obscure double glazed window to the side elevation.

ATTACHED GARAGE:

15'6 x 7'9 (4.72m x 2.36m)

Accessed via a manual up/over garage door. Providing power and lighting. With provision for fitted work surfaces/ potential storage options. The garage holds excellent scope to be utilised into additional living accommodation, if required. Subject to relevant approvals.

EXTERNALLY:

The property stands at the head of a quiet residential cul-de-sac. Close to a wide array of amenities. The front aspect is greeted via a gravelled driveway. Giving access into the attached garage. A small paved pathway leads to the front entrance door, with external wall light, a concealed gas and electricity meter box and an established front garden, with mature shrubs. The fully enclosed and delightfully private rear garden is predominantly laid to lawn, with an array of established planted borders. There is paved hard-standing and provision for a garden shed. An outside light and external cold water tap. The garden enjoys a strong degree of privacy, with a walled rear and right sided boundary. There is a secure fenced left side boundary. A right sided timber access gate, leads to the front of the property.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and hardwood 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: 666 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 'C'

EPC: Energy Performance Rating: 'D' (65)

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		86
(81-91) B		
(69-80) C		65
(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	