



Mead Way, Balderton, Newark

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OLIVER REILLY



# Mead Way, Balderton, Newark

Guide Price £250,000 - £270,000

- LOVELY DETACHED HOME
- DELIGHTFUL & QUIET CUL-DE-SAC POSITION
- GF W.C & UTILITY ROOM
- WONDERFUL SOUTH-FACING GARDEN
- EASE OF ACCESS TO AMENITIES & MAIN ROADS
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS & CONSERVATORY
- SPACIOUS FAMILY BATHROOM & EN-SUITE
- INTEGRAL SINGLE GARAGE & DRIVEWAY
- EXCELLENT CONDITION! Tenure: Freehold EPC 'D' (66)

Guide Price: £250,000 - £260,000. THERE'S NO PLACE LIKE HOME..!

Welcome to a delightful detached BEAUTY! Pleasantly positioned at the head of a quiet and highly sought-after residential cul-de-sac, close to a vast array of local amenities within Balderton. Providing popular school catchment options, a variety of pubs, shops and main road links. Including ease of access onto the A1, A46 and to Newark Town Centre. This picture perfect home has been extremely well-maintained by the current vendors and boasts a HUGELY DECEPTIVE AND SPACIOUS LAYOUT. Offering more than meets the eye! Internally, the generous free-flowing layout comprises: Entrance hall, a modern fitted kitchen, separate utility room, ground floor W.C, a large lounge with OPEN-PLAN access into a separate dining room and through to a wonderful conservatory. The galleried-style first floor landing enjoys A STYLISH FAMILY BATHROOM and THREE DOUBLE BEDROOMS. The copious master bedroom is enhanced by extensive fitted wardrobes and a luxurious en-suite shower room. Externally, the property promotes a high-degree of kerb appeal. Greeted via a tarmac driveway, giving access into an INTEGRAL SINGLE GARAGE. Ensuring great scope to be utilised into additional living accommodation. If required. Subject to relevant approvals. The beautifully maintained and well-appointed SOUTH-FACING rear garden, is enhanced by a paved seating area and unspoiled outlook behind. Further benefits of this FIRM FAMILY FAVOURITE include uPVC double glazing throughout and gas fired central heating, via a modern combination boiler. This is ONE NOT TO BE MISSED! Step inside and gain a full sense of appreciation for a marvellous modern GEM!



#### ENTRANCE HALL: 15'10 x 3'2 (4.83m x 0.97m)

Accessed via an obscure stained glass effect glazed entrance door. Providing laminate flooring, a single panel radiator, wall mounted alarm control panel and central heating thermostat. Two ceiling light fittings, smoke alarm and carpeted stairs rising to the first floor. The hallway gives access into the lounge, kitchen and ground floor WC.

#### GROUND FLOOR W.C 5'11 x 2'7 (1.80m x 0.79m)

Of tasteful modern design. Providing tiled flooring. A low-level W.C with levered flush. A corner fitted ceramic wash hand basin with chrome taps and partial wall tiled, splash backs. A single panel radiator, ceiling light fitting, and extractor fan.

#### FITTED KITCHEN: 9'10 x 7'7 (3.00m x 2.31m)

Providing complementary ceramic tiled flooring. The fitted kitchen houses, a range of tasteful wall and base units with laminate roll-top work-surfaces over and wall tiled splash backs. Inset, 1.5 bowl sink with chrome mixer tap and drainer. Integrated 'HOTPOINT' electric oven with for ring gas hob over and concealed extractor hood above under-counter, plumbing/provision for a dishwasher. Provision for a freestanding fridge freezer. A single panel radiator, central ceiling strip light. Access to the electrical RCD. Consumer unit and a uPVC double glazed window to the front elevation. Open access through to the utility room.

#### UTILITY ROOM: 5'11 x 5'5 (1.80m x 1.65m)

With continuation of complimentary ceramic tiled flooring. Providing fitted laminate roll-top work-surfaces with under-counter plumbing/provision for a washing machine and tumble dryer. Partial wall tiled splash-backs and access to the wall mounted 'WORCESTER' combination boiler, a single panel radiator, ceiling light fitting and a clear double glazed side external door, giving access to the front and rear of the property.

#### GENEROUS LOUNGE: 14'4 x 11'8 (4.37m x 3.56m)

A sizeable reception room. Providing carpeted flooring, a central ceiling light fitting with fan, a double panel radiator, TV point, and a complementary central feature fireplace. Housing a freestanding electric fire with raised hearth and a decorative oak surround. Giving access into the conservatory and an open archway through to the separate dining room.

#### DINING ROOM: 10'10 x 7'8 (3.30m x 2.34m)

A well-proportioned reception room with continuation of the carpeted flooring. Providing sufficient dining space. A central ceiling light fitting, a single panel radiator and a useful under stairs storage cupboard. uPVC double glazed window to the rear elevation. Enjoying a private outlook over the rear garden.

#### CONSERVATORY: 9'10 x 9'9 (3.00m x 2.97m)

Of part brick and uPVC construction with a pitched poly-carbonate roof. Providing complementary wood-effect laminate flooring and a central ceiling light fitting. Various power points and uPVC double glazed windows to both side and rear elevations. uPVC double glazed French doors open out into the rear garden.

#### LANDING:

A well-proportioned space. Providing carpeted flooring, an open, spindle balustrade, single panel, radiator, ceiling light fitting, smoke alarm, loft hatch access point and a fitted storage cupboard. There is a uPVC double glazed window to the side elevation. Access into the family bathroom and all three DOUBLE bedrooms.





#### **MASTER BEDROOM:**

11'5 x 10'7 (3.48m x 3.23m)  
A generous DOUBLE bedroom. Providing wood-effect laminate flooring, a central ceiling light fitting with fan, a single panel radiator, TV point, extensive fitted wardrobes and a uPVC double glazed window to the front elevation. Access into the spacious en-suite shower room. Max measurements provided.

#### **EN-SUITE SHOWER ROOM:**

7'6 x 4'6 (2.29m x 1.37m)  
Of stylish modern design. Providing ceramic tiled flooring, a low-level W.C with levered flush. Two ceramic wash hand basins. Both with chrome taps, with medium height wall tiled splash-backs and two vanity storage cupboards below. A fitted shower cubicle with floor to ceiling wall tiling and electric shower facility. A double panel radiator, recessed ceiling spotlights and ceiling extractor fan.

#### **BEDROOM TWO:**

11'8 x 11'3 (3.56m x 3.43m)  
A further DOUBLE bedroom, located at the rear of the property. Providing carpeted flooring and ceiling light fitting with fan. A single panel radiator, TV point, and two uPVC double glazed windows to the rear elevation. Enjoying an unspoiled outlook behind and overview of the generous rear garden. Max measurements provided.

#### **BEDROOM THREE:**

12'5 x 8'11 (3.78m x 2.72m)  
An additional DOUBLE bedroom. Providing carpeted flooring, a central ceiling light fitting, a single panel radiator and a uPVC double glazed window to the front elevation. Max measurements provided.

#### **FAMILY BATHROOM:**

8'8 x 7'7 (2.64m x 2.31m )  
Of stylish modern design, providing ceramic tiled flooring. A panelled bath with inset wall inset chrome mixer tap, mains shower facility with rainfall effect shower-head. Floor to ceiling wall tiling and a wall mounted shower screen. A low-level WC with integrated push-button flush and a pedestal wash hand basin with chrome mixer tap and medium height wall tiling. A double panel, radiator, recessed ceiling spotlights, a ceiling extractor fan. Obscure uPVC double glazed window to the rear elevation. Max measurements provided.

#### **INTEGRAL SINGLE GARAGE:**

15'9 x 8'7 (4.80m x 2.62m )  
Accessed via a manual up/over garage door. Providing power and lighting. Offering excellent scope to be utilised into additional living accommodation. If required. Subject to relevant approvals.

#### **EXTERNALLY:**

The front aspect is greeted by a tarmac driveway, giving access into the integral single garage. The front garden is laid to lawn, with a paved pathway leading to the front entrance door, with storm canopy above and external wall light. The paved pathway continues to the right side aspect. Via a timber access gate. Providing access to an outside cold water tap, concealed gas and electricity meter boxes. This, in-turn leads into the LOVELY SOUTH-FACING REAR GARDEN. Predominantly laid to lawn and extremely well-appointed. Benefiting from a range of planted bushes and shrubs. There is a paved seating area, directly from the conservatory. Provision for a garden shed. Fenced side and rear boundaries.

#### **Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a modern 'WORCESTER' combination boiler 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: 1,196 Square Ft.**

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

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

#### **Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'C'**

#### **EPC: Energy Performance Rating: 'D' (66)**

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

#### **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.

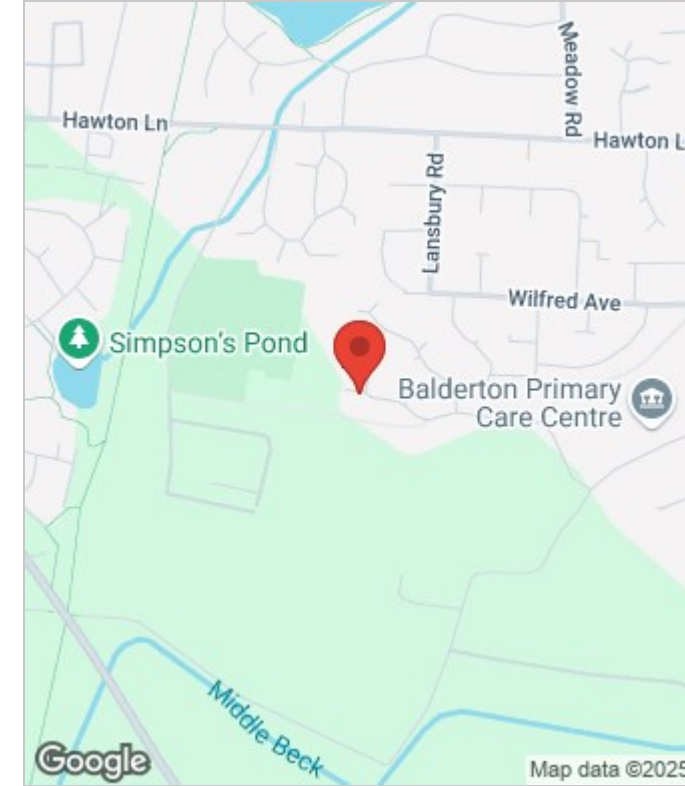
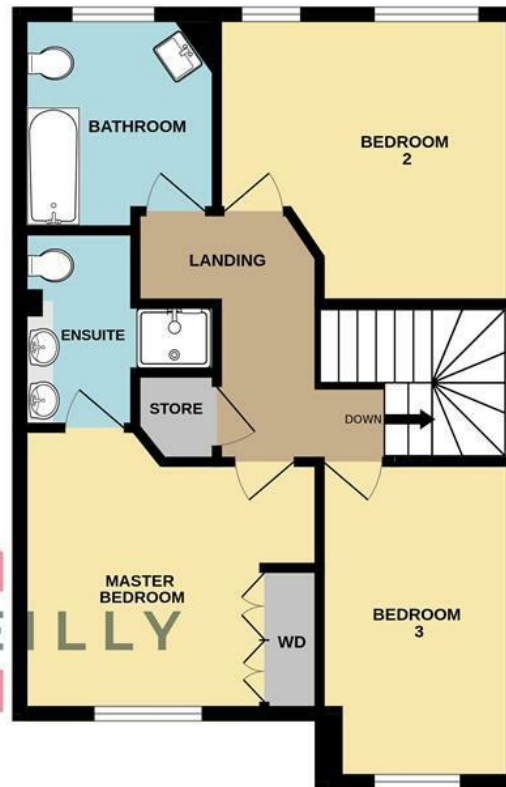




GROUND FLOOR



1ST FLOOR



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC

