



Nelson Road, Balderton, Newark

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OLIVER REILLY 



# Nelson Road, Balderton, Newark

- CONTEMPORARY DETACHED HOME
- LOVELY RESIDENTIAL LOCATION
- STYLISH BRAND NEW DINING KITCHEN
- WELL-APPOINTED ENCLOSED GARDEN
- EASE OF ACCESS TO SCHOOLS & AMENITIES
- THREE BEDROOMS
- LARGE LOUNGE & CONSERVATORY
- ATTACHED GARAGE & DRIVEWAY
- EXCELLENT CONDITION THROUGHOUT
- NO CHAIN! Tenure: Freehold EPC 'D'

MODERN DAY LIVING AT ITS FINEST...! ENHANCED WITH **\*\*NO ONWARD CHAIN!!\*\***  
 This firm family favourite is a REAL HEAD TURNER. Enjoying a complementary position within a highly renowned residential location. Close to a wide array of excellent local amenities, schools and transport links. Including ease of access onto the A1, A46 and to Newark Town Centre.  
 This great value link-detached home has been significantly enhanced by the current owners. Boasting a BRAND NEW KITCHEN, BOILER AND UNDER-FLOOR-HEATING SYSTEM to the ground floor.  
 The attractive internal design comprises: Entrance hall, a large bay-fronted lounge, open-plan through to a SUBLIME CONTEMPORARY KITCHEN. Hosting a range of BRAND NEW integrated modern appliances, leading into a large conservatory. The first floor landing hosts a three-piece family bathroom and THREE WELL-PROPORTIONED BEDROOMS. The master bedroom is enhanced by extensive fitted wardrobes.  
 Externally, the property is greeted via a gravelled driveway, leading into an attached single garage. Providing power, lighting and scope to be utilised into additional living space. If required. Subject to relevant approvals. The well-appointed, low-maintenance rear garden poses a great opportunity to inject your own personality. Enjoying a generous paved patio and sufficient space to extend. Subject to planning approvals.  
 Further benefits of this EYE-CATCHING MODERN BEAUTY include uPVC double glazing throughout, gas central heating via a newly installed combination boiler and under-floor heating to the ground floor.  
**PACK YOUR BAGS...** Because this is the home for you! Step inside and see for yourself! Marketed with NO ONWARD CHAIN!

Offers in excess of £210,000



- ENTRANCE HALL:** 7'7 x 5'1 (2.31m x 1.55m)  
 Accessed via a obscure painted uPVC double glazed front entrance door with obscure uPVC double glazed side panel. Marble effect tiled flooring with underfloor heating, wall mounted heating thermostat, grey carpeted stairs with handrail rising to the first floor, ceiling light fitting. Access into the generous bay-fronted lounge.
- LOUNGE:** 14'1 x 12'6 (4.29m x 3.81m)  
 A well-appointed bay-fronted reception room. Providing continuation of the stylish marble effect tiled flooring with underfloor heating. Recessed ceiling spotlights, telephone/Internet connectivity point, feature bay window with uPVC double glazed windows to the front elevation. Open access through to the stylish dining kitchen. Max measurements provided.
- CONTEMPORARY DINING KITCHEN:** 15'9 x 10'1 (4.80m x 3.07m)  
 OF STYLISH MODERN DESIGN. With continuation of the marble effect tiled flooring with underfloor heating. The BRAND-NEW fitted kitchen is of stylish modern design, providing a vast range of grey high gloss wall and base units with Quartz work-surfaces over and up-stands. Two fitted larder cupboards Inset 'BLANCO' stainless steel sink with flexi-spray mixer tap and Quartz routed drainer. Integrated 'BRAND-NEW' medium height 'INDESIT' electric oven, separate 'LAMONA' four ring ceramic hob with Quartz splash-back and stylish extractor hood above. Integrated BRAND-NEW full height fridge and separate freezer. Integrated under-counter dishwasher and washing machine. Access to the concealed 'WORCESTER' gas combination boiler. Wall mounted under-floor heating thermostat, recessed ceiling spotlights, carbon monoxide alarm, sufficient space for a dining table and chairs. Walk-in under stairs storage space with carpeted flooring. uPVC double glazed window to the rear elevation and an obscure uPVC double glazed side door gives access into the garden. uPVC double glazed French doors open into the large conservatory.
- CONSERVATORY:** 11'4 x 8'10 (3.45m x 2.69m)  
 Of part brick and uPVC construction with a pitched poly-carbonate roof. Providing tile-effect vinyl flooring, a ceiling light with fan. Single panel radiator, various power, points, uPVC double glazed windows to both side and rear elevations. uPVC double glazed double doors, open out onto the paved seating area, within the rear garden.
- FIRST FLOOR LANDING:** 9'9 x 6'2 (2.97m x 1.88m)  
 Providing grey carpet flooring, recessed ceiling lights, loft hatch access point, fitted storage cupboard and a uPVC double glazed window to the side elevation. Access into the bathroom and all three WELL-PROPORTIONED bedrooms.
- MASTER BEDROOM:** 12'11 x 9'5 (3.94m x 2.87m)  
 A lovely DOUBLE bedroom. Located at the front of the house. Providing grey carpeted flooring, a large single panel radiator, recessed ceiling lights and extensive fitted wardrobes with glass mirrored sliding doors. Feature bay with uPVC double glazed windows to the front elevation.
- BEDROOM TWO:** 10'1 x 9'1 (3.07m x 2.77m)  
 A further DOUBLE bedroom, providing complementary wood-effect laminate flooring, a large single panel radiator, ceiling light fitting and a uPVC double glazed window to the rear elevation, overlooking the rear garden.



### BEDROOM THREE:

8'7 x 6'7 (2.62m x 2.01m)

A well-appointed bedroom. Providing grey carpeted flooring, a single panel radiator and a ceiling light fitting. uPVC double glazed window to the front elevation.

### FAMILY BATHROOM:

6'7 x 5'5 (2.01m x 1.65m)

Of modern design. Providing dark wood-effect vinyl flooring. A ceramic bath with chrome mixer tap and handheld overhead of showering facility with floor to ceiling white wall tiling and separate electric shower facility with provision for a shower curtain. Low-level W.C with integrated push-button flush and pedestal wash, hand basin with chrome taps and medium height white wall tiling. Single panel radiator, shaver point, ceiling light fitting, extractor fan, and an obscure uPVC double glazed window to the rear elevation.

### ATTACHED SINGLE GARAGE:

17'4 x 8'10 (5.28m x 2.69m)

Accessed via a manual up/over garage door. Providing power, lighting, access to the gas/electricity meter and modern electrical RCD consumer unit.

An obscure glazed timber rear personnel access door access into the garden, with a single glazed obscure hardwood window to the rear elevation. The garage holds great scope to be utilised into additional living accommodation. If required. Subject to relevant approvals.

### EXTERNALLY:

The front aspect is greeted with an established garden. Predominantly laid to lawn, with an array of established hedges. A paved pathway leads to the front entrance door, with storm canopy above and external ceiling light. There is dropped kerb vehicular access onto a gravelled driveway, leading to the attached single garage. The well-appointed, beautifully maintained rear garden is predominantly laid to lawn with a small array of established bushes and shrubs. There is an extensive paved seating area directly accessed from the conservatory and dining kitchen, with outside tap and rear external security light. There is a large paved hard-standing at the bottom of the garden which holds provision for a garden shed/summerhouse. There is a high-level timber fenced left side boundary and high-level metal fenced right side and rear boundaries.

### Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a modern combination boiler. Installed in the last 12 months and uPVC double glazing throughout. This excludes the window and door in the attached garage. 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: 1,006 Square Ft.

Measurements are approximate and for guidance only.

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

### Local Authority:

Newark & Sherwood District Council.

### Council Tax: Band 'C'

### EPC: Energy Performance Rating: 'D' (55)

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:

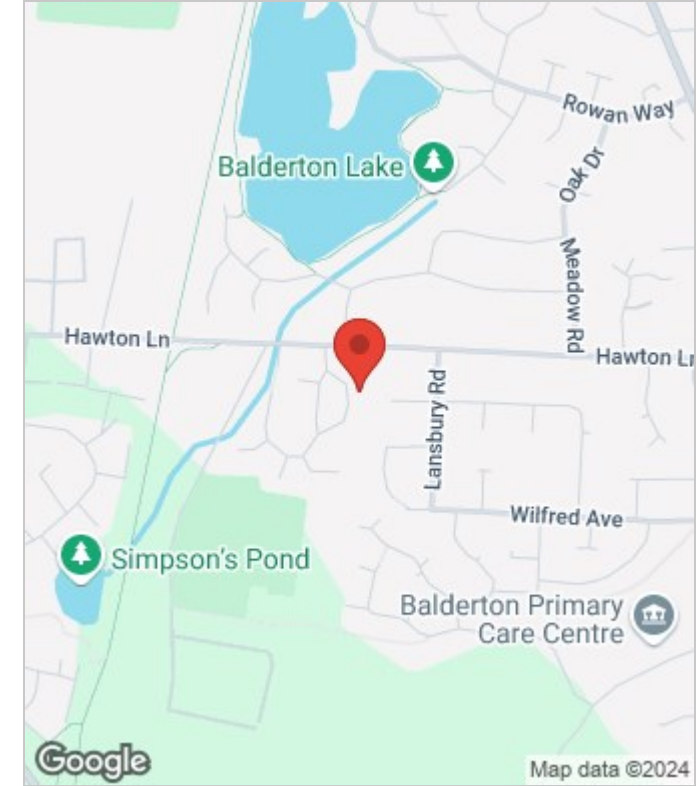
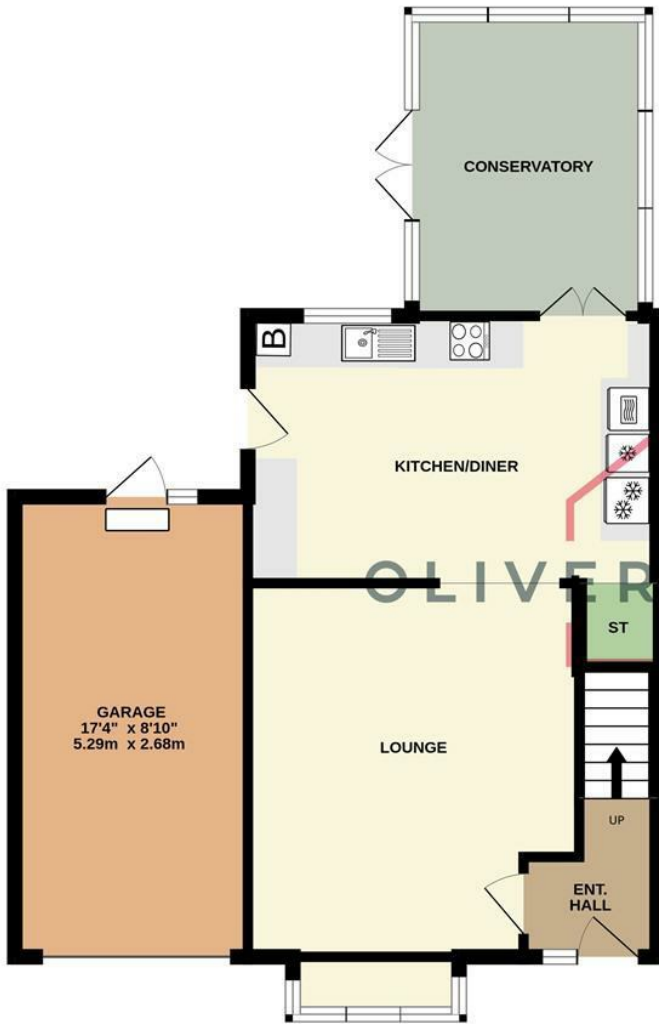
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and 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 |
|--|-----------|-----------|
| <i>Very energy efficient - lower running costs</i> |           |           |
| (92 plus) <b>A</b>                                 |           | <b>82</b> |
| (81-91) <b>B</b>                                   |           |           |
| (69-80) <b>C</b>                                   |           |           |
| (55-68) <b>D</b>                                   | <b>55</b> |           |
| (39-54) <b>E</b>                                   |           |           |
| (21-38) <b>F</b>                                   |           |           |
| (1-20) <b>G</b>                                    |           |           |
| <i>Not energy efficient - higher running costs</i> |           |           |

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

