



Orchid Close, Balderton, Newark

 2  1  1  C tbc









# Orchid Close, Balderton, Newark

- LOVELY SEMI-DETACHED HOME
- TWO BEDROOMS
- STYLISH MODERN KITCHEN & SHOWER ROOM
- HIGHLY PRIVATE REAR GARDEN
- EXCELLENT CONDITION!
- DELIGHTFUL CUL-DE-SAC SETTING
- CLOSE TO AMENITIES & LAKESIDE
- GENEROUS LOUNGE/DINER
- EXTENSIVE MULTI-CAR DRIVEWAY
- NO CHAIN! Tenure: Freehold EPC 'C' (70)

VIEW IT AND LOVE IT..! AVAILABLE WITH \*\* NO CHAIN\*\*

Create your next chapter inside this delightful two bedroom semi-detached bungalow. Prominently positioned at the head of a charming, quiet and idyllic cul-de-sac in the heart of Balderton. Surrounded by a vast array of amenities and transport links. The bungalow is peacefully situated close to the wonderful Balderton lakeside. Enjoying tranquil waterside walks all year round. This attractive contemporary home has been beautifully presented and presents an amazing opportunity to step inside and gain a full sense of appreciation. The extremely well-maintained accommodation comprises: Entrance hall with copious integrated storage facilities. A cloakroom/W.C, large lounge/diner, STUNNING MODERN KITCHEN, inner hall, two bedrooms and a FABULOUS SHOWER ROOM.

Externally, the bungalow is further enhanced by its beautifully established and hugely private garden. Enjoying a generous plot, with great scope to adapt and make your own mark. There is sufficient space within the garden to construct a garage. Subject to relevant approvals. The front aspect is greeted by an extensive MULTI-CAR DRIVEWAY.

Further benefits of this terrific, warm and welcoming home include uPVC double glazing throughout and gas fired central heating via a modern combination boiler, under warranty until March 2027.

Make this terrific residence YOUR NEXT MOVE..! full of charm and personality from the outset. Marketed with NO ONWARD CHAIN.



Offers in excess of £190,000

## ENTRANCE HALL: 4'9 x 4'6 (1.45m x 1.37m)

Accessed via a part obscure panelled uPVC front entrance door. Providing wood-effect LVT flooring, a ceiling light fitting and an extensive fitted storage cupboard with sliding doors and shelving. Access into the generous lounge/diner and ground floor W.C. Max measurements provided up to fitted cupboards.

## CLOAKROOM/ W.C: 5'10 x 3'2 (1.78m x 0.97m)

With continuation of the wood-effect LVT flooring. Providing a low-level W.C with integrated push-button flush. A triangulated corner fitted wash hand basin with chrome mixer tap and partial splash backs. Inset to a fitted vanity corner storage unit, ceiling light fitting, double panel radiator. Access to the modern electrical RCD consumer unit and an obscure uPVC double glazed window to the front elevation.

## GENEROUS LOUNGE/DINER: 19'6 x 10'3 (5.94m x 3.12m)

A generous multi-purpose reception room, providing grey carpeted flooring, two ceiling light, fittings, two double panel radiators, a TV connectivity point, central heating thermostat and a central feature fireplace, housing a freestanding gas fire with a raised granite hearth and decorative oak surround. Access into the in the hallway and contemporary kitchen. Max measurements provided.

## STYLISH MODERN KITCHEN: 9'9 x 7'9 (2.97m x 2.36m)

Of stylish modern design. Accessed via an obscure panelled internal door from the lounge/diner. Hosting a complementary range of grey shaker-style wall and base units with flat edge dark wood-effect work surfaces over and white subway-style tiled splash backs. Inset stainless steel sink with chrome mixer tap and drainer. Integrated electric oven with four ring electric hob over and stainless steel extractor hood above. Under counter plumbing/provision for a washing machine and freestanding fridge freezer. Access to the modern 'BAXI' boiler and wall mounted hot water/ central heating control panel. Double panel radiator, recessed ceiling spotlights, smoke alarm, uPVC double glazed window to the side elevation. An obscure uPVC double glazed side external door leads onto the driveway and to the rear garden.

## INNER HALL: 5'10 x 2'9 (1.78m x 0.84m)

Providing grey carpet flooring, a ceiling light fitting, smoke alarm, loft hatch access point and a fitted storage cupboard with clothes hanging facilities and shelving. The hallway gives access into the modern shower room and both bedrooms. Max measurements provided up to fitted cupboard.

## MASTER BEDROOM: 11'7 x 9'1 (3.53m x 2.77m)

A Well-proportioned double bedroom, providing grey carpeted flooring, a ceiling light fitting, double panel radiator and a uPVC double glazed window to the rear elevation, overlooking the private enclosed garden.





#### BEDROOM TWO:

9'2 x 9'2 (2.79m x 2.79m)

A further well-proportioned bedroom, providing grey carpet flooring, a large double panel radiator, ceiling light fitting and a uPVC double glazed window to the rear elevation. Looking over the complementary rear garden. Max measurements provided.

#### STUNNING SHOWER ROOM:

6'10 x 5'11 (2.08m x 1.80m)

Of stylish contemporary design. Providing wood-effect LVT flooring. A double shower cubicle with glass sliding door, mains shower facility with rainfall effect shower head and hand held shower facility. Complementary two-tone floor to ceiling wall tiling. A low-level W.C with integrated push-button flush, combined with a white ceramic wash hand basin with chrome mixer tap. Inset to a fitted vanity storage unit. Stylish patterned floor to ceiling wall tiling, heated towel rail, recessed ceiling spotlights, extractor fan and an obscure uPVC double glazed window to the side elevation.

#### EXTERNALLY:

The bungalow is peacefully positioned at the head of a quiet residential cul-de-sac, close to the delightful Balderton lakeside. The front aspect is greeted with dropped kerb vehicular access onto an extensive shared tarmac driveway. Boasting ample, off-street parking for an array of vehicles. Including a caravan/motor home, with potential to construct a detached garage. Subject to relevant planning approvals. The front garden is hard landscaped and of general low maintenance. Predominantly gravelled with an array of established bushes. A paved pathway leads to the front entrance door with paved step and external wall light. This continues to the left side elevation, leading to the external door in the kitchen, with access to an outside tap and the concealed gas/electricity meter boxes. A secure wrought iron personnel access gate opens into a well-appointed and hugely private rear garden. Predominantly laid to lawn with a vast array of established trees, bushes and shrubs. Ensuring maximum privacy all year round. There is a small paved seating area, fully fenced 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 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: 586 Square Ft.

Measurements are approximate and for guidance only.

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

#### Local Authority:

Newark & Sherwood District Council.

#### Council Tax: Band 'B'

#### EPC: Energy Performance Rating: 'C' (70)

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:

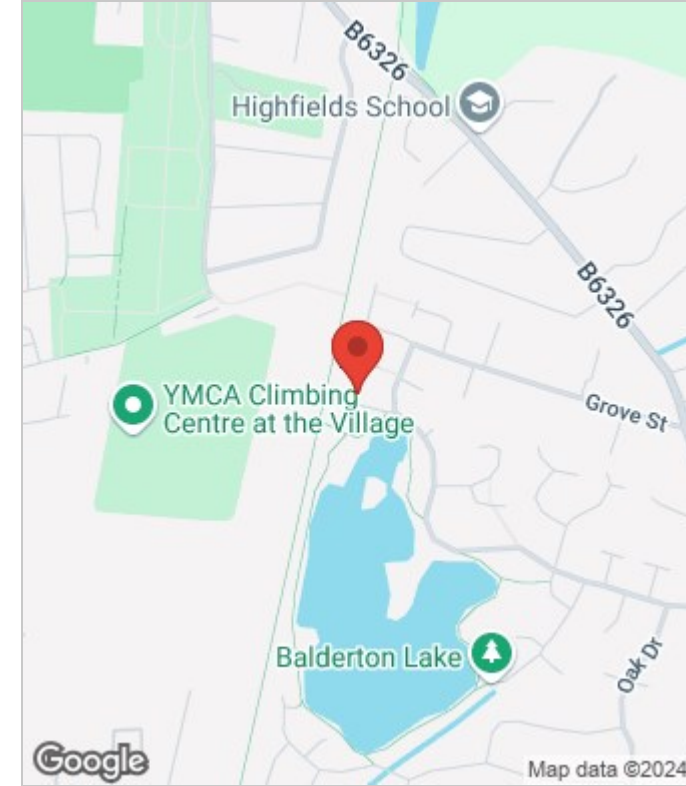
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.











### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	