



Wordsworth Drive, Balderton, Newark

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OLIVER REILLY 







# Wordsworth Drive, Balderton, Newark

Asking Price: £170,000

- SEMI-DETACHED BUNGALOW
- HIGHLY DESIRABLE LOCATION
- UTILITY ROOM & SHOWER ROOM
- DETACHED GARAGE & OUTBUILDING
- MULTI-CAR DRIVEWAY
- TWO BEDROOMS
- LARGE LIVING ROOM & CONSERVATORY
- MODERNISATION REQUIRED
- CORNER PLOT & LOW-MAINTENANCE GARDEN
- NO CHAIN! Tenure: Freehold EPC 'D'

MAKE YOUR MARK..! FULL OF POTENTIAL & POSSIBILITIES..!

Proudly positioned within a highly renowned residential location Occupying a wonderful corner plot, stands a spacious semi-detached bungalow, situated on a regular bus route and close to a wide array of amenities.

If you're looking for a property to inject your own personality, then LOOK NO FURTHER! Despite requiring a degree of modernisation, this attractive home oozes with options and versatility. Primed and ready for you bring back to life!

The adaptable internal layout comprises: Entrance porch, utility room, inner hallway, large conservatory, fitted kitchen, large living room and a further inner hall. Occupying a shower room and two bedrooms.

Externally, the bungalow is greeted with dropped kerb vehicular access onto a MULTI-CAR driveway, with access into a detached single garage. The well-appointed and low-maintenance rear garden hosts a useful outbuilding and extensive paved seating space. Retaining a high-degree of privacy.

Further benefits of this terrific potential-filled home include uPVC double glazing throughout and gas fired central heating, via a modern combination boiler.

NOT TO BE MISSED! & Marketed with **\*\*NO ONWARD CHAIN!\*\***



**ENTRANCE PORCH:** 5'1 x 2'9 (1.55m x 0.84m)

Accessed via a paneled obscure uPVC double glazed front entrance door with obscure full height uPVC double glazed side panel. Providing ceramic tiled flooring and a ceiling light fitting. Access into the utility room.

**UTILITY ROOM:** 7'10 x 5'0 (2.39m x 1.52m)

A multi-functional space. Providing tiled flooring. A fitted white rool-top work surface with under counter plumbing/provision for a washing machine and tumble dryer. Fitted shower cubicle with electric shower facility and floor-to-ceiling patterned green wall tiling. Ceiling light, double panel radiator and a uPVC double glazed window to the left side elevation. Access into the inner hallway.

**INNER HALL:** 6'10 x 5'7 (2.08m x 1.70m)

With tiled flooring, a ceiling light, smoke alarm, provision for a freestanding fridge freezer and a large double storage cupboard. Housing the modern 'WORCESTER' gas combination boiler, electricity/ gas meters and electrical RCD consumer unit. Access into the kitchen. A uPVC double glazed rear external door leads into the large conservatory.

**LARGE CONSERVATORY:** 17'10 x 9'7 (5.44m x 2.92m)

A generously proportioned space. Of part brick and uPVC construction with a pitched poly-carbonate roof. The extensive spaces provides tiled flooring, a range of double power sockets, wall mounted electric heater and ceiling fan with light fitting. uPVC double glazed windows to both side and rear elevations. uPVC double glazed French doors open out into the well-appointed low-maintenance garden.

**KITCHEN:** 9'9 x 7'3 (2.97m x 2.21m)

With tile flooring. The fitted kitchen has a range of wall and base units with roll-top, work surfaces over and green wall tile splash backs. Inset 1.5 bowl sink with mixer tap and drainer. Integrated 'DIPLOMAT' electric oven with four ring gas hob over and 'HYGINA' extractor hood above. Under counter provision for a dishwasher. Telephone connectivity point. 'POTTERTON' central heating/hot water control panel. Fitted storage cupboard with shelving, ceiling light fitting and a uPVC double glazed window to the rear elevation. Access into the living room.

**LIVING ROOM:** 12'5 x 11'6 (3.78m x 3.51m)

A spacious reception room, providing carpeted flooring, a large single panel radiator, central ceiling light fitting, wall light fitting, TV/telephone connectivity points and an exposed brick fireplace. Housing an inset gas fire with raised tiled hearth and mantle above. Large uPVC double glazed window to the front elevation. Access into the inner hallway.

**INNER HALL:** 2'7 x 2'6 (0.79m x 0.76m)

Providing carpeted flooring, smoke alarm and a loft hatch access point. The hall gives access into the shower room and both bedrooms.

**MASTER BEDROOM:** 11'5 x 9'5 (3.48m x 2.87m)

a well-proportioned DOUBLE bedroom providing carpeted flooring, a single panel radiator, TV connectivity point, 'Honeywell' central heating thermostat, ceiling light fitting and a double fitted airing cupboard. Housing the hot water cylinder with shelving below. uPVC double glazed window to the front elevation.







**BEDROOM TWO:**

10'4 x 8'3 (3.15m x 2.51m)

With carpeted flooring, a single panel radiator, telephone connectivity point, ceiling light fitting and a uPVC double glazed window to the rear elevation.

**SHOWER ROOM:**

7'2 x 6'1 (2.18m x 1.85m)

Of contemporary design, providing ceramic tiled flooring. A corner fitted shower cubicle with electric shower facility. A low-level W.C with integrated push-button flush and white ceramic wash hand basin with chrome mixer tap, inset to an extensive range of fitted vanity storage units with roll-top work surface above. Chrome heated towel rail, floor to ceiling wall tiling, ceiling light fitting, extractor fan and an obscure uPVC double glazed window to the rear elevation.

**DETACHED GARAGE:**

17'10 x 8'2 (5.44m x 2.49m)

Of detached sectional concrete construction. Accessed via a manual up/ over garage door. Providing a window to the rear elevation and a wooden timber right sided personnel door, leading into the garden.

**DETACHED OUTBUILDING:**

8'3 x 6'7 (2.51m x 2.01m)

Providing sufficient external storage space. Accessed via wooden double doors.

**EXTERNALLY:**

The front aspect provides dropped your vehicular access onto an extensive block paved, multi-car driveway, leading to the detached garage with external security light. The front garden has been gravelled. Providing minimal maintenance and scope for additional off-street parking, if required. There is an established left side hedged boundary and a medium height wall front boundary. Access to the front door. A left sided timber access gate opens through to a block paved pathway with an outside tap and external light. This leads into the well-appointed and low maintenance rear garden. Retaining a vast degree of privacy. The block paving continues to provide an extensive seating area. There are a range of gravelled/decorative planting areas. Provision for a greenhouse. Access into the detached outbuilding. There are fenced right side and rear boundaries and an established hedged. left side boundary.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating 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: 733 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: 'D' (65)**

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>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>85</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>64</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<br>2002/91/EC |           |