



Oak Drive, New Balderton, Newark

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OLIVER REILLY 



# Oak Drive, New Balderton, Newark

Asking Price: £230,000

- CONTEMPORARY DETACHED HOME
- POPULAR LAKESIDE SETTING
- GENEROUS DUAL-ASPECT LIVING ROOM
- WONDERFUL CORNER PLOT
- DETACHED TIMBER CABIN WITH MULTI-USE POTENTIAL
- THREE BEDROOMS
- SUPERB DINING KITCHEN WITH ISLAND
- LARGE CONSERVATORY & USEFUL UTILITY
- EXTENSIVE DRIVEWAY & SOUTH-FACING GARDEN
- CLOSE TO SCHOOLS & AMENITIES. Tenure: Freehold. EPC 'D'

## LIVE THE LAKESIDE LIFESTYLE...!

Feast your eyes on this attractive detached contemporary home. Occupying an enviable CORNER PLOT POSITION in the heart of Balderton, within a HIGHLY SOUGHT-AFTER residential location. Enjoying idyllic walks along the popular local lakeside. Whilst remaining a stones throw away from a vast array of excellent amenities, popular schools and useful transport links, onto the A1, A46 and to Newark Town Centre.

This bright and beautiful MODERN GEM offers PERFECT PROPORTIONS throughout, combined with an eye-catching stylish internal design. The well-appointed internal layout comprises: Entrance hall, a large DUAL-ASPECT living room, equally SPACIOUS DINING KITCHEN. Hosting a range of integrated appliances and a central island. Leading into a separate utility room and a LARGE CONSERVATORY, with multi-purpose potential and an insulated roof with air conditioning installed.

The first floor landing hosts a lovely contemporary bathroom and THREE BEDROOMS. Two of which host fitted wardrobes.

Externally, the property occupies a marvellous wrap-around plot. Greeted via an EXTENSIVE MULTI-CAR DRIVEWAY. Ensuring ample marking for a rage of vehicles, including a caravan/ motor home. The fully enclosed and SOUTH-FACING low-maintenance rear garden has a lovely DETACHED TIMBER CABIN. Promising multi-purpose potential with power connected.

Further benefits of this WARM & WELCOMING HOME include majority uPVC double glazing and gas fired central heating, via a combination boiler. Installed within the last 6 years.

CREATE YOUR NEXT CHAPTER!... Inside this superbly stylish home! Owing that homely feel from the moment you step inside..!



### ENTRANCE HALL:

4'4 x 2'9 (1.32m x 0.84m)

Accessed via a complementary obscure blocked composite front door. Providing carpeted flooring, a ceiling light fitting, stairs rising to the first floor with handrail. Access into the OPEN-PLAN dining kitchen and large dual-aspect living room.

### DUAL ASPECT LIVING ROOM:

14'7 x 11'4 (4.45m x 3.45m)

A lovely well-appointed reception room, providing grey carpeted flooring, a stylish modern double panel radiator, central ceiling light, fitting, TV/telephone/ Internet connectivity points, uPVC double glazed windows to the front and side elevation.

### OPEN-PLAN DINING KITCHEN:

14'9 x 14'7 (4.50m x 4.45m)

A wonderfully generous space, providing ceramic tiled flooring. The extensive kitchen has a vast range of white shaker-style wall and base units with LED plinth lighting and under unit wall lighting. There are wood-effect laminate roll-top work surfaces and multi-coloured wall tiled splash backs. A central island with pop-up electrical power sockets and under-counter base units. Inset sink with flexi-spray mixer tap. Provision for a freestanding 'RANGE-MASTER' cooker with extractor hood above. Integrated 'ZANUSSI' microwave and full height fridge. Access to the concealed 'WORCESTER' gas combination boiler. Double panel radiator, single panel radiator, two ceiling light fittings, uPVC double glazed window to the front elevation, a single glazed hardwood window to the side elevation. Internal pine bi-folding doors open into the conservatory. An obscure hardwood external door leads into the utility room. Max measurements provided. Width reduces to 10'3 ft. (3.12m).

### UTILITY ROOM:

12'10 x 6'4 (3.91m x 1.93m)

Of uPVC construction with a sloped poly-carbonate roof. Providing wood-effect laminate flooring, a single panel radiator, an extensive range of double power sockets, plumbing/provision for a washing machine and freestanding fridge freezer. Obscure uPVC double glazed window to the side and rear elevation. An obscure uPVC double glazed external door gives access to the front driveway and enclosed rear garden.

### LARGE CONSERVATORY:

16'1 x 9'7 (4.90m x 2.92m)

Of part uPVC construction with a sloped and fully insulated poly-carbonate roof. With carpeted flooring, a double panel radiator, two wall light fittings, air conditioning unit, various double power sockets. Utilised as a dining space and study area. There are uPVC double glazed windows to both side elevations. A uPVC double glazed rear external door gives access into the enclosed rear garden.

### FIRST FLOOR LANDING:

9'4 x 6'1 (2.84m x 1.85m)

Providing carpeted flooring, a double panel radiator, ceiling light fitting, smoke alarm, loft hatch access point and a uPVC double glazed window to the rear elevation. Access into the family bathroom and all three well-appointed bedrooms. Max measurements provided.

### MASTER BEDROOM:

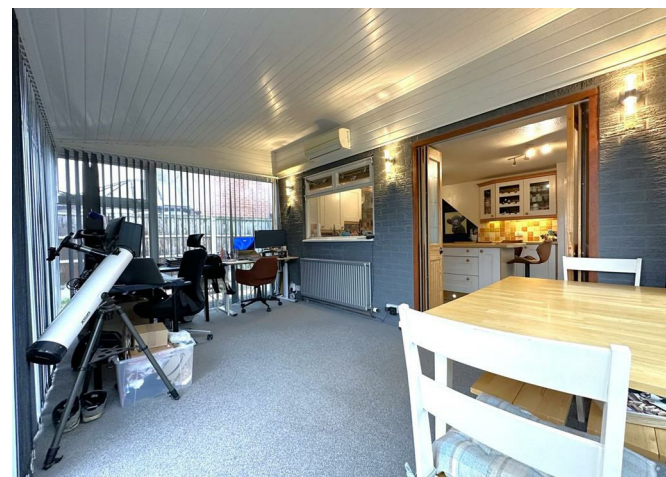
11'6 x 11'4 (3.51m x 3.45m)

A lovely DOUBLE double bedroom, providing grey carpeted flooring, a large single panel radiator, ceiling light fitting, double fitted wardrobe with clothes hanging facilities. uPVC double glazed window to the front elevation. Max measurements provided.

### BEDROOM TWO:

11'6 x 8'4 (3.51m x 2.54m)

A further DOUBLE bedroom providing carpeted flooring, a large single panel radiator, TV connectivity point, a fitted wardrobe/ storage cupboard with shelving and an additional over-stairs, storage cupboard. uPVC double glazed window to the front elevation.



**BEDROOM THREE:**

With grey carpeted flooring, a single panel radiator and a ceiling light fitting. uPVC double glazed window to the side elevation.

8'2 x 6'1 (2.49m x 1.85m)

**FAMILY BATHROOM:**

Of attractive modern design. Providing dark wood-effect laminate flooring, a P-shaped panelled bath with chrome taps, electric shower facility, wall mounted clear glass shower screen, low-level W.C with push-button flush and an oval ceramic wash hand basin with high rise chrome mixer tap and wall mounted illuminated vanity mirror. Inset to a fitted vanity storage unit. Floor to ceiling ceramic wall tiling, chrome heated towel rail, two ceiling light fittings, extractor fan and an obscure uPVC double glazed window to the side elevation.

8'3 x 5'10 (2.51m x 1.78m)

**DETACHED TIMBER CABIN:**

Accessed via hardwood double doors, with a window to the front elevation. Equipped with power and scope to be utilised for a variety of purposes.

9'6 x 7'10 (2.90m x 2.39m)

**EXTERNALLY:**

The property occupies a wonderful corner plot position, within a renowned residential location. The front aspect is accessed via a secure timber gate, with a paved pathway and low-maintenance slate shingled frontage, leading to the front entrance door with an external wall light and sloped storm canopy above with tiled roof. The right side aspect provides dropped kerb vehicular access onto a SUBSTANTIAL gravelled driveway. Ensuring AMPLE OFF-STREET PARKING for a variety of vehicles. Including a caravan/ motor home. There is provision for a metal external store/shed. A variety of established conifer bushes and fenced side boundaries.

The low-maintenance and fully enclosed SOUTH-FACING rear garden leaves much to the imagination for you to inject your own personality. Predominantly laid to lawn with a large paved seating area, directly from the conservatory. There is access to the detached timber cabin and fully fenced boundaries.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a combination boiler installed within the last 6 years and uPVC double glazing throughout. This excludes one of the windows in the kitchen. 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: 987 Square Ft.**

Measurements are approximate and for guidance only. This does not include the detached timber cabin.

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

Newark & Sherwood District Council.

**Council Tax: Band 'C'****EPC: Energy Performance Rating: 'D' (64)**

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.

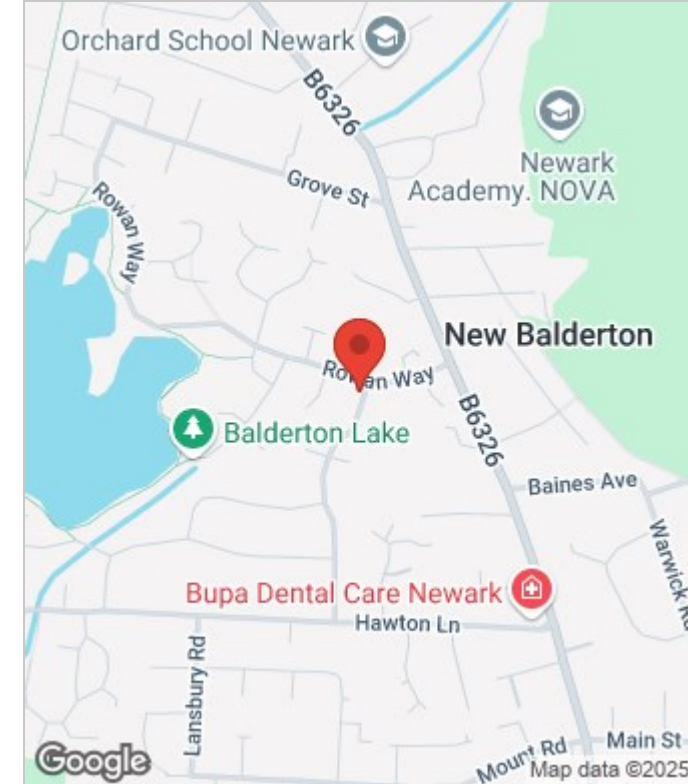
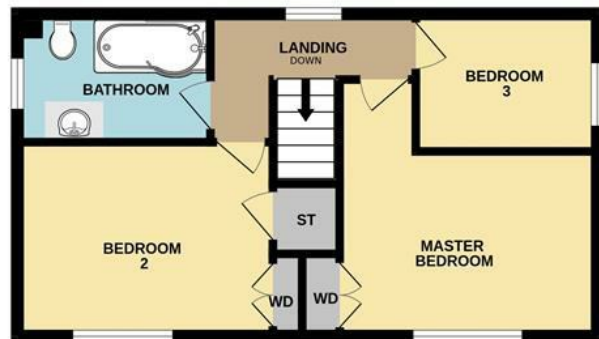




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<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 2002/91/EC	