



Millwood, Glebe Park, Balderton, Newark

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 OLIVER REILLY



Millwood, Glebe Park, Balderton, Newark

- Executive Detached Family Home
- Exclusive & Sought After Location
- GF W.C & Utility Room
- Detached TRIPLE Garage/Gated Driveway
- Exceptionally Well-Presented
- Four/Five Bedrooms
- Four Spacious Reception Rooms
- Four-Piece Bathroom & Two En-Suites
- Well-Appointed 0.25 Of An Acre Garden
- Tenure: Freehold EPC 'C'

PINCH YOURSELF... YOUR DREAM HOME AWAITS!

This stunning detached home is awaiting new owners and they could be you! This substantial executive detached residence, enjoys a wonderfully eye-catching position within the highly renowned 'Glebe Park', set off the fashionable tree-lined area of London Road. Marvellous 'Millwood' is IMPECCABLY PRESENTED throughout, benefitting from a free-flowing internal layout close to 2,500 square ft. Comprising: Storm porch, inviting reception hall with solid oak flooring, a large lounge with French doors opening onto an extensive paved patio, family room, study/play room, bespoke cloakroom/ W.C and a SUPERB OPEN-PLAN BREAKFAST KITCHEN with central island, integrated appliances and access into a separate utility room and morning room/ dining room. The expansive first floor landing enjoys a wonderful feature bay-window, providing an alluring outlook via the front aspect, complimented by FOUR DOUBLE BEDROOMS, three of which host extensive fitted wardrobes. The copious master bedroom has a luxurious en-suite shower room and open access through to a dressing room, with extensive fitted wardrobes. This was originally a fifth bedroom, which could easily be re-instated, if required. There is also a large four-piece family bathroom and an en-suite shower room to bedroom two. Externally the property stands on a private plot, in excess of 0.25 of an acre, retaining a high degree of privacy, with an unspoiled tree-lined outlook behind. There is a prominent electric double-gated entrance to the front aspect, leading to a DETACHED TRIPLE GARAGE, with three electric roller doors. The rear garden has been expertly landscaped with a vast array of complimentary plants and shrubs. The most idyllic setting for spending your spare time in the summer sun! Further benefits of this sublime residence includes uPVC double glazing throughout and gas central heating. Internal viewings are essential to gain a full sense of appreciation for this lovely home!

Asking Price: £730,000



- Reception Hall:** 12'3 x 10'7 (3.73m x 3.23m)
A delightful and inviting reception space, with solid dark oak flooring. Low level under stairs storage cupboard, access into all reception room, the breakfast kitchen and ground floor W.C. Max measurements provided.
- Cloakroom/ Ground Floor W.C.:** 10'2 x 3'0 (3.10m x 0.91m)
A luxurious suite with low level W.C, ceramic bowl wash hand basin with chrome mixer tap, marble splash back and vanity storage unit below.
- Lounge:** 19'5 x 14'1 (5.92m x 4.29m)
A sizeable, bright and airy reception space with feature fireplace housing an inset gas fire. uPVC double glazed French doors open out onto an extensive paved patio
- Family Room:** 15'4 x 10'6 (4.67m x 3.20m)
With continuation from the reception hall of the dark oak flooring.
- Study:** 12'9" x 10'5 (3.89m x 3.18m)
Max measurements provided. Width reduces to 7'9 ft (2.36m).
- Breakfast Kitchen:** 17'9 x 15'4 (5.41m x 4.67m)
A superb open plan family kitchen space. With porcelain tiled flooring. Providing a complimentary fitted kitchen with a range of wall and base units with granite worksurfaces over, central island. With integrated double electric oven five ring gas hob over and extractor fan above, integrated fridge freezer and dishwasher. Max measurements provided. uPVC double glazed French doors open onto the rear garden. Internal access to the utility room and open plan access into the morning/dining room;
- Dining Room:** 12'6 x 12'3 (3.81m x 3.73m)
With continuation of the porcelain tiled flooring, with uPVC double glazed French doors opening out onto the rear garden. Providing huge scope to create a substantial open plan living/ family kitchen. Subject to building regulations approval.
- Utility Room:** 8'4 x 4'9 (2.54m x 1.45m)
With tiled flooring. Providing a bespoke fitted range of wall and base units with inset ceramic Belfast sink with mixer tap. Provision for a washing machine and tumble dryer. Double fitted cupboard housing the central heating boiler and electrical RCD consumer unit. Secure timber door leads out onto a paved patio.
- First Floor Landing:** 13'7 x 12'3 (4.14m x 3.73m)
Providing ample space and a delightful feature walk-in bay window, with an imposing outlook of the residential area. Max measurements provided
- Master Bedroom:** 18'0 x 13'6 (5.49m x 4.11m)
VERY GENEROUS DOUBLE BEDROOM. With three double fitted wardrobes. Enjoying a captivating outlook over the rear garden, with unspoiled tree-lined outlook behind. Access into the en-suite and open access into the dressing room;
- Dressing Room/ Bed Five:** 10'4 x 6'2 (3.15m x 1.88m)
With a wide range of extensive fitted wardrobes. With dressing area. This was originally a fifth bedroom. An internal door is still in place and could be re-instated, if required.



**Master En-Suite:**

Providing an attractive luxury four-piece suite: Large walk-in shower with mains shower facility, low level W.C and his and her ceramic wash hand basins with chrome mixer taps and heated mirror above. Wall mounted chrome heated towel rail, extractor fan and inset ceiling spotlights.

9'9 x 9'5 (2.97m x 2.87m)

Bedroom Two:

A further DOUBLE BEDROOM with access into a secondary en-suite shower room.

11'9 x 12'1 (3.58m x 3.68m)

En-Suite:

With tiled flooring. Three piece suite comprising: fitted shower cubicle with mains shower facility. Low level W.C and pedestal wash hand basin with mixer tap.

9'3 x 3'2 (2.82m x 0.97m)

Bedroom Three:

A GENEROUS DOUBLE BEDROOM with fitted wardrobes. Enjoying a captivating outlook over the rear garden, with unspoiled tree-lined outlook behind. Max measurements provided.

14'1 x 11'0 (4.29m x 3.35m)

Bedroom Four:

A further DOUBLE BEDROOM with fitted wardrobes.

14'1 x 7'2 (4.29m x 2.18m)

Family Bathroom:

With tiled floor coverings. Of a very generous proportion, with a large double fitted airing cupboard, housing the immersion water cylinder (replaced in 2015). Complimentary four-piece suite comprising: double fitted shower cubicle, panelled bath with mixer tap and overhead shower facility, low level W.C and pedestal wash hand basin. Max measurements provided.

14'4 x 9'6 (4.37m x 2.90m)

Detached TRIPLE Garage:

Of brick built construction with a pitched pantile roof. Providing three electric (remote controlled) roller doors, one of which can be opened/ closed manually. With power and lighting, including three ceiling strip lights and a wide range of power sockets. Over head eaves storage space.

26'8 x 17'5 (8.13m x 5.31m)

Externally:

The property stands on a very generous and highly private plot. In excess of 0.25 of an acre. There is an established front garden. Predominantly laid to lawn with a well-tended low level hedged frontage and winding pathway, leading to the entrance porch and front door. There is a winding driveway to the left elevation, which in-turn leads to a secure high-level electric timber gated entrance, opening onto an EXTENSIVE GRAVELLED DRIVEWAY. Providing off street parking for a high number of vehicles, including a caravan/ motor home. There is access into the detached triple garage. The idyllic and immaculately maintained rear garden, retains a high degree of private. Predominantly laid to lawn with an array of mature plants, trees and bushes. There is an extensive paved patio and provision for a substantial garden shed, behind the triple garage. There are fully fenced side and rear boundaries with a lovely tree-lined outlook behind.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and uPVC double glazing throughout- Replaced within the last 8 years. This excludes the front entrance door and external utility room door. 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: 2,442 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Freehold. Sold with vacant possession.

**Local Authority:**

Newark & Sherwood District Council.

Council Tax: Band 'G'

EPC: Energy Performance Rating: 'C'

Local Information & Amenities: Balderton

his property is situated in one of the most SOUGHT AFTER locations within Balderton and the local surrounding area. 'Glebe Park' is conveniently positioned mid-way between Newark and Balderton. 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.

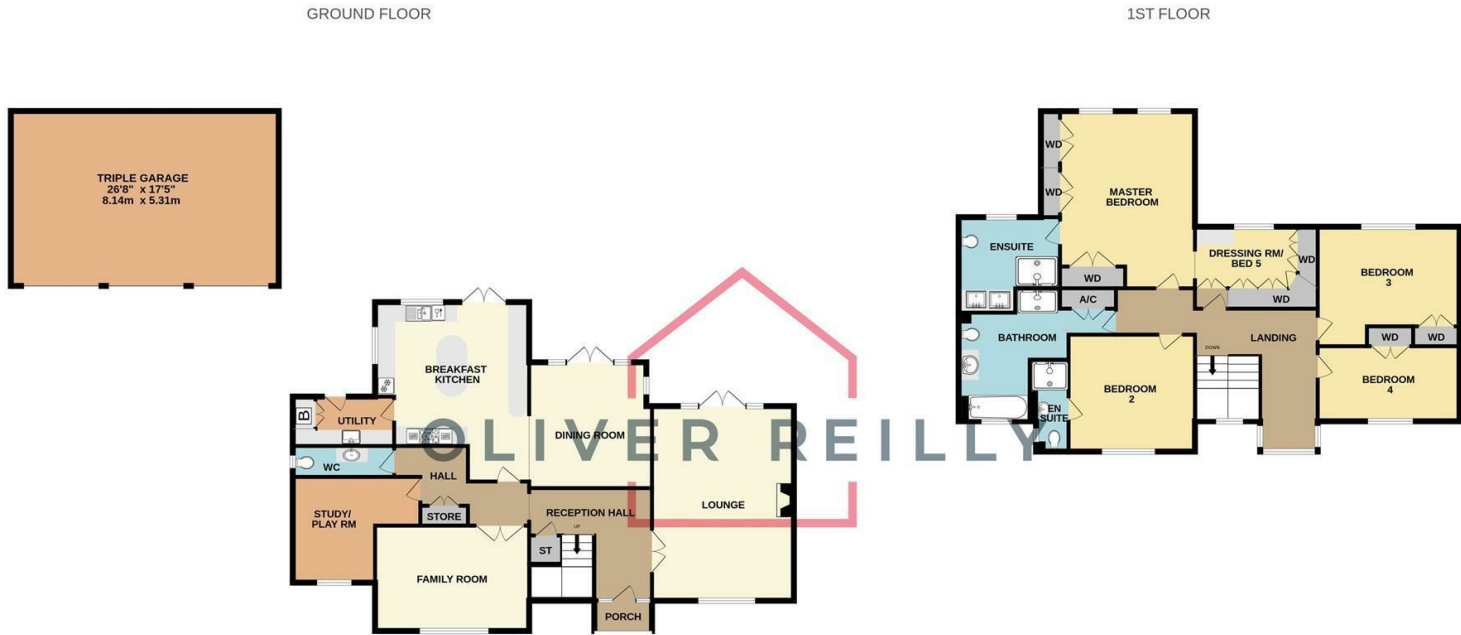
Money Laundering Regulations:

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) A | | |
| (81-91) B | | |
| (69-80) C | 73 | 78 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |