



Thoroton Avenue, Balderton, Newark

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OLIVER REILLY 



Thoroton Avenue, Balderton, Newark

- SPACIOUS SEMI-DETACHED HOME
- LOVELY CUL-DE-SAC POSITION
- GF W.C & DINING KITCHEN
- SUBSTANTIAL DRIVEWAY & INTEGRAL GARAGE
- EASE OF ACCESS TO A1,A46 & AMENITIES
- THREE BEDROOMS
- GENEROUS DUAL-ASPECT LIVING ROOM
- GENEROUS PLOT WITH PRIVATE GARDEN
- SCOPE TO ADAPT & EXTEND (STPP)
- NO CHAIN! Tenure: Freehold EPC 'tbc'

ONE NOT TO BE MISSED...!

This fantastic 'Fosters' built semi-detached home holds all the key ingredients for a marvellous family-sized residence. Full of scope, hope and possibilities! Situated within a desirable, quiet and easily accessible cul-de-sac, in the popular Manners Road vicinity. Closely accessible to a wide array of excellent local amenities, popular schools and excellent transport links. Including ease of access onto the A1, A46 and to Newark Town Centre.

This highly regarded family home has been superbly maintained inside and out but shows great promise for you to MAKE YOUR OWN MARK and inject your own personality!

The well-proportioned internal accommodation comprises: Entrance hall, a large DUAL-ASPECT living room, dining kitchen, rear lobby and a ground floor W.C. The first floor landing leads into a three-piece modern shower room and THREE WELL-APPOINTED BEDROOMS. Two of which provide extensive fitted wardrobes.

Externally the property is greeted with a SUBSTANTIAL DRIVEWAY suitable for a caravan/ motor home. The beautifully tended rear garden is fully enclosed. Enhanced with a variety of sheds and a delightful summer house.

Further benefits of this warm and welcoming home include uPVC double glazing throughout and gas fired central heating.

MOVE ON IN!... and make this house your home! Marketed with NO ONWARD CHAIN..!



Offers in excess of £220,000



ENTRANCE HALL:

11'3 x 6'4 (3.43m x 1.93m)

Accessed via a paned uPVC double glazed front door, with carpeted flooring, a single panel radiator, telephone/ Internet connectivity point, wall mounted central heating thermostat, smoke alarm, carpeted stairs rising to the first floor. Internal fluted glass window. The hallway leads into the dining kitchen and large living room.

DUAL-ASPECT LIVING ROOM:

18'6 x 11'1 (5.64m x 3.38m)

A generous reception room. Providing carpeted flooring, a ceiling light fitting, coving, two single panel radiators, TV point and an exposed central feature fireplace. Housing an inset gas fire with a raised tiled hearth and oak mantle above. uPVC double glazed window to the front and rear elevations.

DINING KITCHEN:

12'4 x 11'1 (3.76m x 3.38m)

Providing ceramic tiled flooring. The Complementary kitchen provides a range of fitted wall and base units with a patterned laminate roll-top work surfaces over and multi-coloured wall tiled splash backs. Inset stainless steel sink with chrome taps and drainer. Provision for a freestanding cooker with extractor hood above. Provision for a freestanding fridge freezer. Two integrated storage cupboards. Sufficient space for a dining table and chairs. Access to the 'GLOWWORM' gas boiler. Large single panel radiator, ceiling strip light and a uPVC double glazed window to the rear elevation, looking out to the garden. Access into the rear lobby.

REAR LOBBY:

5'10 x 4'5 (1.78m x 1.35m)

Providing ceramic tiled flooring, a ceiling light fitting and a uPVC double glazed external door, leading to the garden. Internal access into the integral garage and ground floor W.C.

GROUND FLOOR W.C:

4'7 x 3'2 (1.40m x 0.97m)

With tiled flooring. A low-level W.C with high-level cistern and pull-chain. Ceiling light fitting and an obscure uPVC double glazed window to the side elevation.

FIRST FLOOR LANDING:

5'9 x 2'7 (1.75m x 0.79m)

With carpeted flooring, a ceiling light fitting, smoke alarm, coving, fitted airing cupboard with double doors housing the hot water cylinder. uPVC double glazed window to the front elevation. Access into the shower room and all three well-proportioned bedrooms.

MASTER BEDROOM:

11'9 x 11'1 (3.58m x 3.38m)

A lovely DOUBLE bedroom. Providing carpeted flooring, a ceiling light fitting, coving, a large single panel radiator, extensive fitted wardrobes, telephone connectivity point, three fitted vanity drawer units with work surfaces over, a large uPVC double glaze window to the rear elevation, overlooking the garden. Max measurements provided.

BEDROOM TWO:

11'2 x 8'9 (3.40m x 2.67m)

A well-appointed DOUBLE bedroom, providing carpeted flooring, a ceiling light fitting, coving, a large single panel radiator, extensive fitted wardrobes and a large uPVC double glazed window to the rear elevation. Overlooking the private garden. Max measurements provided.



BEDROOM THREE: 11'1 x 6'4 (3.38m x 1.93m)
A well-proportioned bedroom. With carpeted flooring, a ceiling light fitting, coving, large single panel radiator and a large uPVC double glazed window to the front elevation.

FAMILY SHOWER ROOM: 9'3 x 8'1 (2.82m x 2.46m)
Of modern design. Providing vinyl flooring. A fitted shower cubicle with mains shower facility. Low-level W.C with push-button flush and a pedestal wash hand basin with chrome taps. Complementary floor to ceiling ceramic wall tiling. A ceiling light fitting, large single panel radiator, obscure uPVC double glazed window to the side elevation. Max measurements provided.

INTEGRAL SINGLE GARAGE: 18'4 x 9'5 (5.59m x 2.87m)
Accessed via manual up/over garage door. Providing power and lighting with a ceiling strip-light. Fitted storage cupboard with shelving. Fitted laminate roll-top work surface with inset stainless steel sink, chrome taps and partial white wall tiled splash backs. Under counter plumbing/ provision for a washing machine and tumble dryer. Access to the electrical RCD consumer unit, gas and electricity meters. A hardwood part glazed rear door leads into the rear lobby. The garages holds great scope to be utilised into additional living accommodation, if required, subject to relevant approvals. Max measurements provided.

EXTERNALLY:
The front aspect commands an extensive frontage, with a large concrete driveway. Ensuring AMPLE OFF-STREET PARKING for a variety of vehicles, including a caravan/ motor home. Access into the integral single garage and to the front entrance door. There is a gravelled front garden, which could be utilised into further parking space, if required. There is a low-level walled front boundary. A hedged left side boundary and fenced right side boundary. A right sided timber gate opens through to the rear garden, with an extensive concrete pathway/patio. Predominantly laid to lawn with a range of complementary planted borders and a raised gravelled planting area, located at the bottom of the garden. There is hard standing/ provision for a garden shed raised and provision for a summer house with power and lighting. There is also an additional garden shed with power and lighting, to the side aspect. There is an outside tap, external light, fully fenced right side, boundaries and part fenced and conifer 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: 1,018 Square Ft.
Measurements are approximate and for guidance only. This includes the integral garage.

Tenure: Freehold. Sold with vacant possession.

Local Authority:
Newark & Sherwood District Council.

Council Tax: Band 'C'

EPC: Energy Performance Rating: 'bbc'- On Order
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.

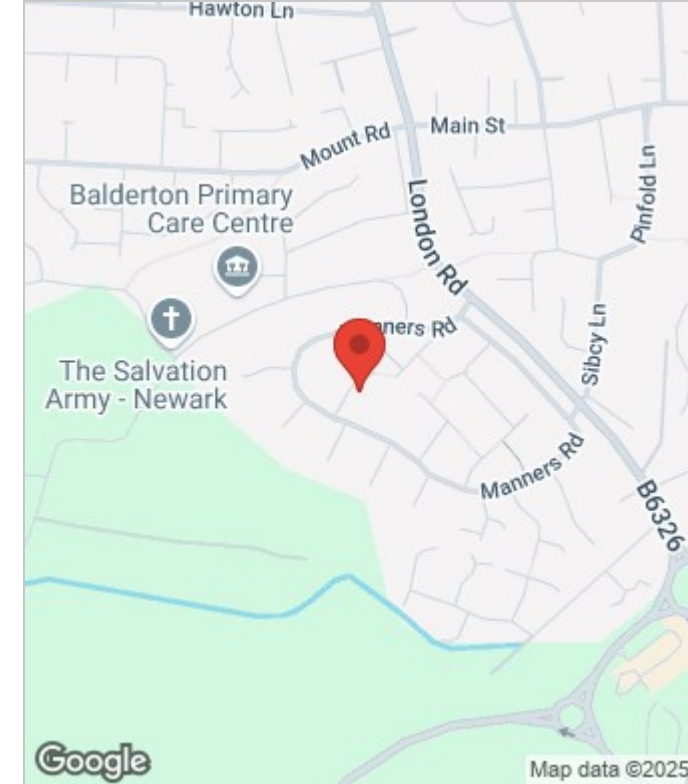
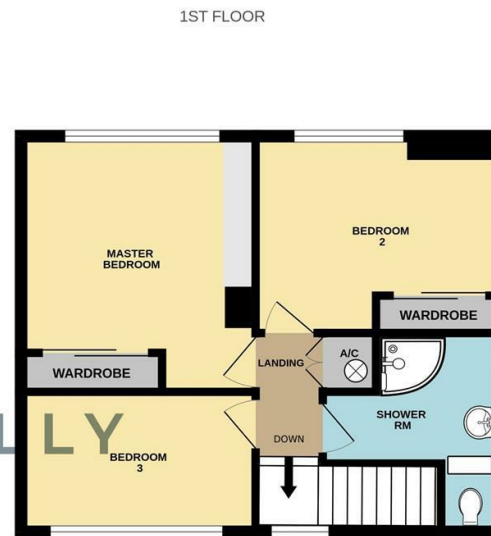
Viewing Arrangements:
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

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) A		
(81-91) B		82
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

