



Graham Close, Balderton, Newark

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OLIVER REILLY







# Graham Close, Balderton, Newark

- DELIGHTFUL DETACHED HOME
- WONDERFUL CUL-DE-SAC POSITION
- STYLISH MODERN BATHROOM
- WELL-APPOINTED ENCLOSED GARDEN
- EASE OF ACCESS ONTO A1, A46 & TO AMENITIES
- THREE WELL-PROPORTIONED BEDROOMS
- TWO RECEPTION ROOMS & GARDEN ROOM
- INTEGRAL GARAGE & MULTI-CAR DRIVEWAY
- EXCELLENT INTERNAL PRESENTATION
- NO CHAIN! Tenure: Freehold. EPC 'D'

Guide Price: £230,000 - £240,000. GREAT FAMILY HOME!

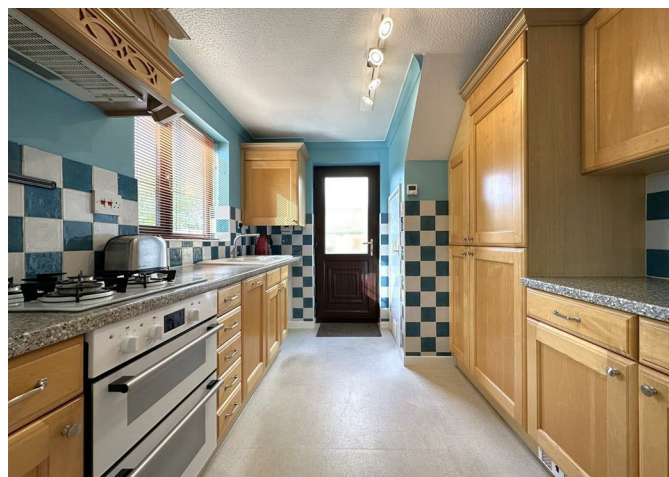
This is a perfect example of an EXCELLENT detached family-sized home. Pleasantly positioned at the head of a charming, quiet and SOUGHT-AFTER residential cul-de-sac, close to a vast array of local amenities, popular school catchments and transport links. Including ease of access onto the A1, A46 and to Newark Town Centre.

Having been presented to an EXCEPTIONALLY HIGH STANDARD... This eye-catching residence is READY AND WAITING FOR YOUR INSTANT APPRECIATION! Boasting a BRIGHT & AIRY free-flowing layout, comprising: Entrance hall, SPACIOUS EXTENDED LIVING ROOM, open-plan through to a separate dining room and well-appointed fitted kitchen. There is a DELIGHTFUL GARDEN ROOM, with UNDER-FLOOR HEATING and stylish BI-FOLD DOORS. Accompanied by French doors leading out to the garden.

The first floor landing hosts a STYLISH MODERN BATHROOM and THREE WELL-PROPORTIONED BEDROOMS. All boasting FITTED WARDROBES!

Externally, the property is enhanced by its captivating residential position. The front aspect is greeted via a MULTI-CAR DRIVEWAY. Ensuring side-by-side off-street parking and a large frontage, which showcases potential for extra parking, if required. There is access into an integral single garage. Providing power, lighting, extensive eaves storage space and scope to be utilised into additional living accommodation. Subject to relevant approvals. The private and fully enclosed rear garden hosts a paved seating area and is of general low-maintenance. Leaving much to a buyers imagination! Further benefits of this DELIGHTFUL DETACHED BEAUTY include uPVC double glazing throughout and gas fired central heating.

MAKE YOUR MOVE... This magnificent modern-gem will not be around for long! Marketed with \*\* NO ONWARD CHAIN!\*\*.



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## ENTRANCE HALL:

Accessed via an obscure blocked composite front door. Providing wood-effect laminate flooring, a ceiling light fitting, coving, single panel radiator and access into the generous and extended living room.

4'1 x 3'2 (1.24m x 0.97m)

## GENEROUS LIVING ROOM:

A sizeable and extended living space. Providing complementary wood-effect laminate flooring, two ceiling light fittings, two wall light fittings, coving, double panel radiator, TV/telephone connectivity point and a central feature fireplace housing an inset remote controlled electric fire. uPVC double glazed window to the front elevation. An internal door provides access to the central heating thermostat, dado rails and carpeted stairs rising to the first floor. An open archway opens into the separate dining room. Max measurements provided.

19'10 x 10'10 (6.05m x 3.30m)

## DINING ROOM:

With continuation of the wood-effect laminate flooring. Providing a central ceiling light fitting, wall light fitting, coving, single panel radiator, TV connectivity point and wall mounted electronic under-floor heating control panel (for the garden room). BI-FOLD DOORS open into the garden room. Internal access into the kitchen.

9'1 x 8'7 (2.77m x 2.62m)

## KITCHEN:

With light vinyl flooring. The well-appointed fitted kitchen provides a range of wall, draw and base units with laminate roll-top work surfaces over, patterned blue and white wall tiled splash backs behind. Inset 1.5 bowl white ceramic sink with mixer tap and drainer. Integrated electric oven with four ring gas hob over and concealed extractor hood above. Provision for an integrated fridge freezer. Under counter plumbing/provision for a washing machine. Concealed gas-fired 'IDEAL' boiler with central heating/hot water control panel beneath. Ceiling light fitting, coving and an under stairs storage cupboard. This provides tiled flooring, a ceiling light fitting and a fitted base unit with wood-effect laminate roll-top work surfaces over. The kitchen has a uPVC double glazed window to the rear elevation, an obscure uPVC double glazed side door, giving access to the front and rear of the property. Max measurements provided.

10'6 x 8'7 (3.20m x 2.62m)

## GARDEN ROOM:

Accessed via eye-catching and stylish BI-FOLD DOORS. Of octagonal shape and part brick/ uPVC construction with a flat fibre-glass roof. Providing ceramic tiled flooring with UNDER-FLOOR HEATING. An insulated ceiling with recessed ceiling spotlights. A range of double electrical power sockets. uPVC double glazed windows to the side and rear elevations. uPVC double glazed French doors open out with steps down to the well-appointed garden.

9'1 x 8'7 (2.77m x 2.62m)

## FIRST FLOOR LANDING:

Providing carpeted flooring, an open-spindle balustrade with handrail. A ceiling light fitting, coving, loft hatch access point and a fitted airing cupboard housing the hot water cylinder. uPVC double glazed window to the side elevation. Access into the family bathroom and all three WELL-PROPORTIONED bedrooms. Max measurements provided.

6'2 x 6'1 (1.88m x 1.85m)

## MASTER BEDROOM:

A well-appointed principle DOUBLE bedroom, located at the front of the house, providing wood-effect laminate flooring, a ceiling light fitting, coving, dado rail, single panel radiator, TV/telephone connectivity point and extensive fitted wardrobes with mirrored glass sliding doors. uPVC double glazed window to the front elevation.

11'2 x 10'10 (3.40m x 3.30m)





#### BEDROOM TWO:

A further well-appointed DOUBLE bedroom, located at the front of the house. Providing light wood-effect laminate flooring, a central ceiling light fitting, coving, dado rail, single panel radiator, extensive fitted wardrobes, fitted drawer, units and a fitted desk/ work space with additional drawer units. TV connectivity point and a uPVC double glazed window to the front elevation. Max measurements provided.

13'11 x 9'1 (4.24m x 2.77m)

#### BEDROOM THREE:

A generous single bedroom single bedroom, located at the rear of the house. Providing light wood-effect laminate flooring, a central ceiling light fitting, coving, dado rail, single panel radiator, TV connectivity point and a fitted wardrobe with clothes hanging facilities and shelving. uPVC double glazed window to the rear elevation.

9'1 x 8'5 (2.77m x 2.57m)

#### CONTEMPORARY FAMILY BATHROOM:

Of stylish modern design, providing vinyl flooring, a P-shaped panelled bath with chrome mixer tap, mains shower facility, wall mounted clear glass shower screen and floor to ceiling ceramic wall tiling. Low-level W.C with integrated push-button flush and a white ceramic wash hand basin with chrome mixer tap. Inset to a range of fitted vanity storage units, with patterned laminate roll-top worksurfaces over. Double panel radiator with chrome heated towel rail above. Recessed ceiling spotlights, shaver point, extractor fan and floor to ceiling ceramic wall tiling. Obscure uPVC double glazed window to the rear elevation.

8'8 x 5'7 (2.64m x 1.70m)

#### INTEGRAL GARAGE:

Accessed via a manual up/ over garage door. Providing power, lighting an electrical RCD consumer unit and partially boarded open eaves storage space. Offering scope to be utilised into additional living accommodation, subject to relevant approvals. Max measurements provided.

16'8 x 8'9 (5.08m x 2.67m)

#### EXTERNALLY:

The front aspect provides a MULTI-CAR TARMAC DRIVEWAY, ensuring side-by-side, off-street parking with access into the integral single garage. There is an extensive gravelled frontage, which could also be utilised for additional off-street parking, if required. A paved pathway leads to the front entrance door with a paved step up to the entrance door, with external wall light. A right sided timber gate opens onto a paved pathway, with external light, providing generous side storage space, access to the concealed gas/ electricity meters and into the kitchen. The pathway leads down to the well-appointed and FULLY ENCLOSED rear garden. Predominantly laid to lawn with a range of planted borders, a paved seating area, outside tap, external security light and additional decked hard-standing. There are a variety of established bushes and trees. Additional hard-standing/ provision for a metal external store. There are fully fenced side and rear boundaries.

#### 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: 1,075 Square Ft.

Measurements are approximate and for guidance only. This includes the integral garage.

#### Tenure: Freehold.

Sold with vacant possession on completion.

#### Local Authority:

Newark & Sherwood District Council.

**Council Tax: Band 'C'**

#### EPC: Energy Performance Rating: 'D' (63)

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.

#### 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.

#### 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.

#### 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.

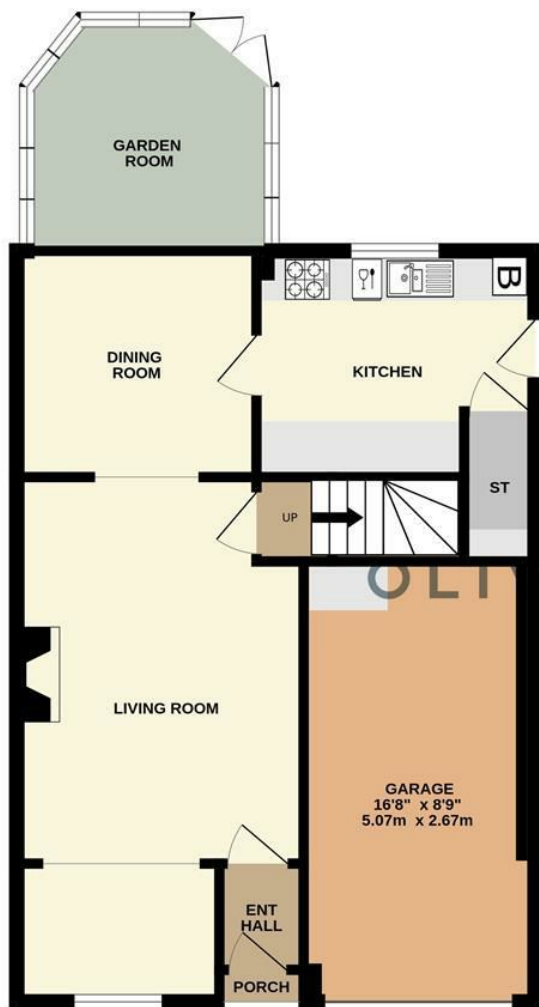




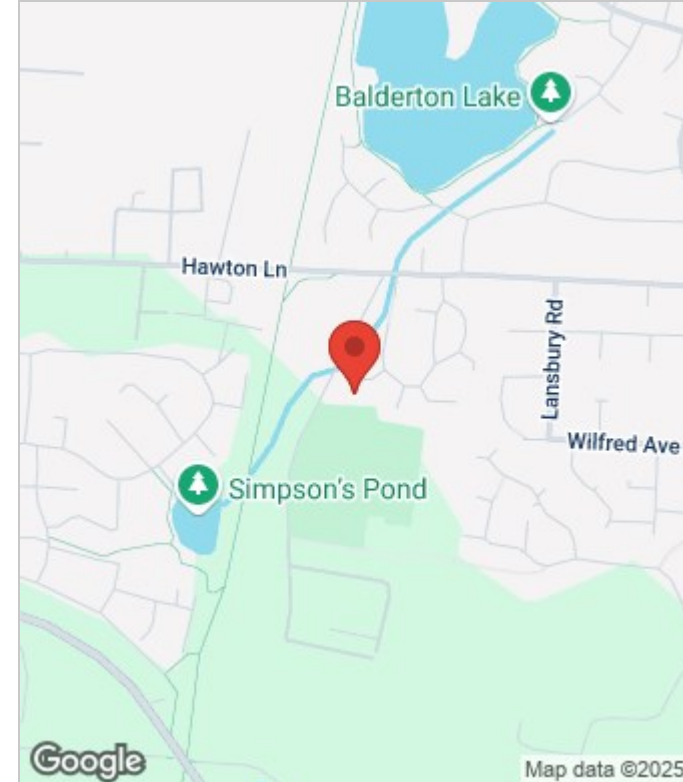




GROUND FLOOR



1ST FLOOR



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC

