



Acacia Road, Balderton, Newark

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 OLIVER REILLY



# Acacia Road, Balderton, Newark

- TRADITIONAL SEMI-DETACHED HOME
- CUL-DE-SAC LOCATION. CLOSE TO AMENITIES
- ATTRACTIVE MODERN BREAKFAST KITCHEN
- DETACHED HOME OFFICE & WORKSHOP
- EXCELLENT CONDITION WITH PERIOD FEATURES
- THREE DOUBLE BEDROOMS
- TWO SPACIOUS RECEPTION ROOMS
- STYLISH FIRST FLOOR SHOWER ROOM
- DELIGHTFUL ENCLOSED REAR GARDEN
- NO CHAIN! Tenure: Freehold. EPC 'E'

Guide Price £240,000



A CHARISMATIC CONTEMPORARY CLASSIC...! \*\*NO CHAIN!\*\*

Feast your eye on this beautiful traditional semi-detached residence. Oozing originality and retained period features, combined with a tasteful contemporary design. Showcasing MORE THAN MEETS THE EYE!

This hugely deceptive and attractive home is conveniently situated within a popular residential cul-de-sac, close to a vast array of excellent local amenities, school catchments and transport links. Boasting ease of access onto the A1, A46 and to Newark Town Centre.

The warm and welcoming internal accommodation comprises: Inviting entrance hall, a spacious bay-fronted lounge with double doors opening into a separate dining room and a STYLISH 'WREN' FITTED BREAKFAST KITCHEN. Benefiting from a range of 'NEFF' appliances.

The galleried-style first floor landing hosts a MODERN SHOWER ROOM and THREE EXCELLENT SIZED BEDROOMS. All enhanced by EXTENSIVE FITTED WARDROBES!

Externally, things only progress positively... Promising a lovely and fully enclosed rear garden. Retaining a high-degree of privacy and access into a DETACHED BRICK HOME OFFICE and attached WORKSHOP. Both spaces could easily be utilised for a variety of individual purposes. Proving power and lighting. The front aspect provides off-street parking for a small vehicle. On road parking is also available, on a first come, first served basis.

Further benefits of this charming personality-filled home include uPVC double glazing throughout and gas fired central heating.

This is the PERFECT PLACE TO CALL HOME!...Step inside and see for yourself! Available with \*NO ONWARD CHAIN!\*

## ENTRANCE HALL:

15'5 x 5'5 (4.70m x 1.65m)

A highly inviting reception space. Accessed via an obscure uPVC double glazed front door with obscure uPVC double glazed full height side panels. Hosting complementary oak laminate flooring, carpeted stairs with open-spindle, balustrade and handrail, rising to the first floor. Dado railing, a double panel radiator, ceiling light fitting, wall mounted central heating thermostat and a useful under-stairs storage cupboard. Housing the gas meter and electrical RCD consumer unit with wall mounted light fitting above. The hallway gives access into the kitchen and both sizeable reception rooms, all via original internal doors.

## BAY-FRONTED LOUNGE:

14'3 x 11'8 (4.34m x 3.56m)

A wonderful reception room. Providing carpeted flooring, a ceiling light fitting, two wall light fittings, a double panel radiator, TV connectivity point and a complementary feature fireplace. Housing an inset gas log burning effect fire, with a raised granite hearth and decorative wooden surround. Walk-in bay with uPVC double glazed windows to the front elevation. Internal double doors opening into the dining room. Max measurements provided into bay-window.

## DINING ROOM:

11'9 x 11'8 (3.58m x 3.56m)

A further and equally spacious reception room. Providing wood-effect laminate flooring, a central ceiling light fitting, coving, double panel radiator and uPVC double glazed French doors, opening out onto a paved seating area, within the enclosed garden.

## MODERN BREAKFAST KITCHEN:

14'6 x 7'9 (4.42m x 2.36m)

Providing complimentary wood-effect LVT flooring. The highly stylish 'WREN' fitted kitchen enjoys a wide range of fitted base units with patterned flat-edge work surfaces over and patterned wall-tiled splash backs behind. Inset 1.5 bowl sink with mixer tap and drainer. Integrated medium height electric oven, separate four ring induction hob with concealed extractor hood above. Integrated dishwasher and washing machine. Provision for a freestanding fridge freezer. Fitted breakfast bar with additional base storage cupboards behind. Double panel radiator, two ceiling light fittings, uPVC double glazed window to the side and rear elevation. An obscure uPVC double glazed side external door opens out to the garden. Max measurements provided.

## FIRST FLOOR LANDING:

15'5 x 5'5 (4.70m x 1.65m)

A lovely galleried-style space. Providing carpeted flooring an open-spindle balustrade and handrail, ceiling light fitting, smoke alarm, dado railing, loft hatch access point (with pull-down ladder and partial boarding), wall mounted central heating/hot water control panel and a fitted airing cupboard Housing the gas fired boiler and hot water cylinder. uPVC double glazed window to the side elevation. Access into the family shower room and all three well-proportioned bedrooms, via original internal doors.

## MASTER BEDROOM:

14'3 x 11'8 (4.34m x 3.56m)

A copious principle DOUBLE bedroom. Providing carpeted flooring, a ceiling light fitting, a large single panel radiator, extensive fitted wardrobes, a fitted dressing area with a range of drawer units and fitted base unit. Walk-in bay with uPVC double glazed windows to the front elevation. Max measurements provided into bay-window.

## BEDROOM TWO:

11'10 x 9'9 (3.61m x 2.97m)

An additional DOUBLE bedroom, providing carpeted flooring, a ceiling light fitting, coving, single panel radiator and extensive fitted wardrobes with sliding doors. uPVC double glazed window to the rear elevation.



**BEDROOM THREE:**

A further DOUBLE bedroom, providing wood-effect laminate flooring, a ceiling light fitting, coving, double panel radiator and fitted wardrobes with sliding doors. uPVC double glazed window to the rear elevation, overlooking the garden. Max measurements provided.

11'3 x 7'8 (3.43m x 2.34m)

**CONTEMPORARY SHOWER ROOM:**

Of eye-catching modern design. Providing ceramic tiled flooring, a corner fitted shower cubicle with sliding doors, electric shower facility and floor to ceiling wall tiled splash-back's. Low-level W.C with integrated push-button flush and a wash hand basin with chrome mixer tap. Inset to fitted vanity storage unit with work-surface over and medium height wall tiled splash back's. Chrome heated towel rail, shaver point, recessed ceiling spotlights, extractor fan, and an obscure uPVC double glazed window to the front elevation.

**DETACHED HOME OFFICE:**

Of brick built construction. Accessed via a wooden external door. Equipped with power, lighting and a uPVC double glazed window to the side elevation. Offering great multi-purpose potential.

**ATTACHED WORKSHOP:**

Of brick built construction, attached to the home office. Accessed via a wooden external door. Equipped with power, lighting and a window to the rear elevation.

**EXTERNALLY:**

The front aspect provides dropped kerb vehicular access onto a concrete driveway. Providing off-street parking (vehicle size dependent). There is access to the front door, via an entrance porch with tiled flooring and a ceiling light fitting. There is a walled right side and front boundary. The left side aspect has a concrete pathway, leading to a secure wooden gate, opening into the lovely, well-maintained and FULLY ENCLOSED rear garden. Predominantly laid to lawn with established planted borders and a paved pathway. Giving access to the detached brick home office and workshop. There is gravelled hard-standing at the bottom of the garden. A large paved seating area, directly accessed from the French doors in the dining room. A external light, outside tap, 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: 1,020 Square Ft.**

Measurements are approximate and for guidance only.

**Tenure: Freehold.**

Sold with vacant possession on completion.

**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'B'****EPC: Energy Performance Rating: 'E'**

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:**

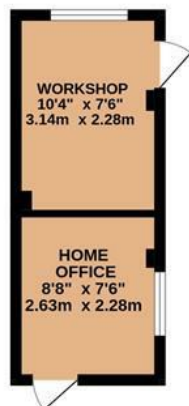
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

**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>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>52</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

