



Warwick Road, Balderton, Newark

 2  1  2  4 D tbc

OLIVER REILLY







# Warwick Road, Balderton, Newark

- EXTENDED SEMI-DETACHED HOME
- CLOSE TO AMENITIES & POPULAR SCHOOLS
- SPACIOUS KITCHEN & UTILITY ROOM
- GRAVELLED DRIVEWAY & GENEROUS REAR GARDEN
- EASE OF ACCESS ONTO A1 & A46
- TWO BEDROOMS WITH FITTED WARDROBES
- TWO RECEPTION ROOMS
- STYLISH FOUR-PIECE BATHROOM
- LOVELY BLEND OF CHARACTER & CONTEMPORARY CHARM
- VIEWING ESSENTIAL! Tenure: Freehold. EPC 'D'

Guide Price: £180,000 - £190,000. HANDSOME, HOMELY & DECEPTIVE..!

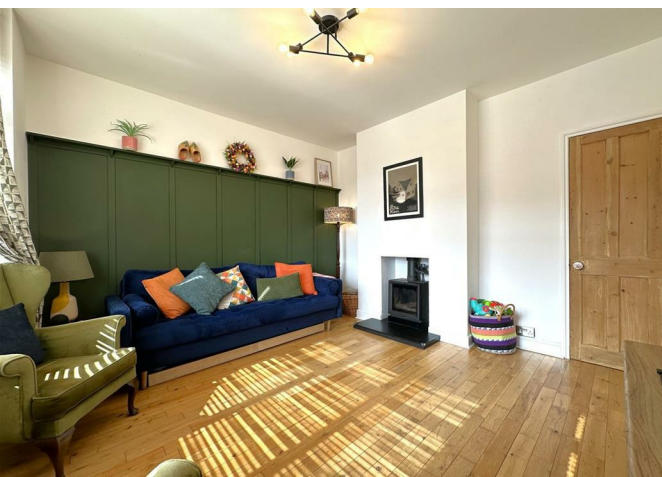
What a wonderful treat we have in store for you here... This BRIGHT & BEAUTIFUL semi-detached home is a magnificent example of a traditional residence full of TRUE DISTINCTION! Boasting an infectious wealth of warmth and an eye-catching level of personality, combining a high-degree of eye-catching character with a STYLISH MODERN DESIGN. All whilst remaining situated in a desirable residential location. Central to a vast array of local amenities, excellent schools and transport links. Promising ease of access onto the A1, A46 and to Newark Town Centre.

Having been CAREFULLY EXTENDED!... There is certainly MORE THAN MEETS THE EYE inside this superb semi! STEP INSIDE.. and see for yourself. The adaptable yet free-flowing internal accommodation comprises: Entrance hall, a lovely bay-fronted lounge with oak engineered flooring and an inset log burner. A separate yet SPACIOUS dining room with continuation of the oak engineered flooring. OPEN-PLAN through to an EXTENDED BREAKFAST KITCHEN and separate utility room.

The first floor provides TWO WELL-PROPORTIONED BEDROOMS both enhanced with FITTED WARDROBES and a STUNNING FOUR-PIECE BATHROOM.

Externally, the property commands an Impressive plot. The front aspect is greeted via a GRAVELLED DRIVEWAY. The well-appointed and hugely PRIVATE rear garden is a perfect family-friendly size. Enjoying a peaceful seating area and an integral outside store.

Further benefits of this picture-perfect property include uPVC double glazing and gas fired central heating. STEP INSIDE & FALL IN LOVE!!.. We promise you'll be in awe of the appealing decor and adaptable layout!



Guide Price £180,000 - £190,000



|                                                                                                          |                              |
|----------------------------------------------------------------------------------------------------------|------------------------------|
| <b>ENTRANCE HALL:</b>                                                                                    | 3'2 x 2'7 (0.97m x 0.79m)    |
| <b>BAY-FRONTED LOUNGE:</b><br>Max measurements provided into bay-window.                                 | 12'10 x 12'2 (3.91m x 3.71m) |
| <b>DINING ROOM:</b><br>Max measurements provided.                                                        | 15'4 x 12'2 (4.67m x 3.71m)  |
| <b>CONTEMPORARY KITCHEN:</b>                                                                             | 14'6 x 7'6 (4.42m x 2.29m)   |
| <b>UTILITY ROOM:</b>                                                                                     | 5'8 x 5'5 (1.73m x 1.65m)    |
| <b>FIRST FLOOR LANDING:</b>                                                                              | 3'7 x 2'9 (1.09m x 0.84m)    |
| <b>MASTER BEDROOM:</b><br>Max measurements provided into bay-window.                                     | 13'3 x 12'3 (4.04m x 3.73m)  |
| <b>BEDROOM TWO:</b><br>Max measurements provided.                                                        | 12'3 x 8'8 (3.73m x 2.64m)   |
| <b>FOUR-PIECE BATHROOM:</b>                                                                              | 8'9 x 6'3 (2.67m x 1.91m)    |
| <b>INTEGRAL OUTSIDE STORE:</b><br>Providing useful eternal storage space. Accessed from the rear garden. |                              |

## EXTERNALLY:

The front aspect is greeted with dropped kerb vehicular access onto a gravelled driveway, with access to the front entrance door, with storm canopy above and external wall light. There is a fenced right side boundary, a fenced left side and front boundary. A secure right sided wooden personal gate opens onto a concrete pathway with access into the integral outside store. The pathway leads to the WELL-APPOINTED and superbly private garden. Predominantly laid to lawn, with a delightful wooden tile deck. Ensuring a lovely outdoor entertainment space, with timber framed pergola above. There is provision for a garden shed, an outside tap and external light. There is a part walled and fenced left side boundary, a fenced right side boundary and a mature hedged rear boundary. Creating a high-degree of privacy within a magnificent family-friendly space.





#### 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.

#### Tenure: Freehold.

Sold with vacant possession on completion.

#### Approximate Size: 836 Square Ft.

Measurements are approximate and for guidance only.

#### Local Authority:

Newark & Sherwood District Council.

#### Council Tax: Band 'B'

#### EPC: Energy Performance Rating: 'D' (65)

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.

#### 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.

#### 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.

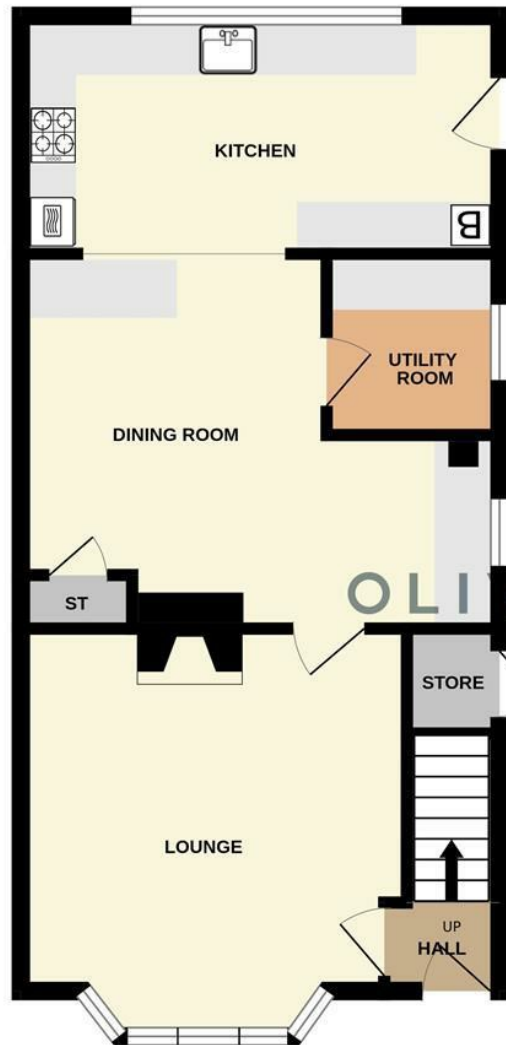




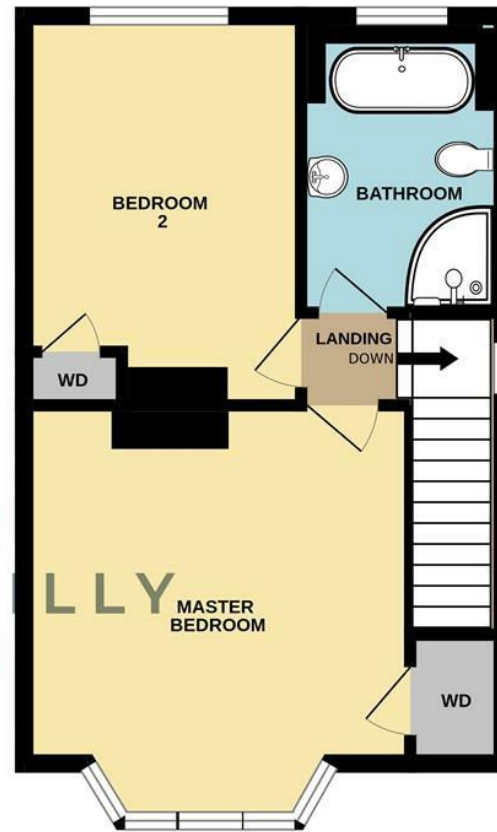




GROUND FLOOR



1ST FLOOR



### Energy Efficiency Rating

|                                             | Current   | Potential                                                                                                     |
|---------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |           |                                                                                                               |
| (92 plus) <b>A</b>                          |           |                                                                                                               |
| (81-91) <b>B</b>                            |           |                                                                                                               |
| (69-80) <b>C</b>                            |           | <b>77</b>                                                                                                     |
| (55-68) <b>D</b>                            | <b>65</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  |