



.Acacia Road, Balderton, Newark

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OLIVER REILLY







# .Acacia Road, Balderton, Newark

- WONDERFUL DETACHED HOME
- DESIRABLE CUL-DE-SAC. CLOSE TO AMENITIES!
- GF W.C & MODERN FIRST FLOOR BATHROOM
- EASE OF ACCESS ONTO A1, A46 & TO TOWN CENTRE
- ATTRACTIVE ORIGINAL FEATURES & CONTEMPORARY DESIGN
- THREE/ FOUR BEDROOMS
- THREE SPACIOUS RECEPTION ROOMS
- EXTENSIVE KITCHEN & USEFUL SIDE UTILITY
- LOVELY PRIVATE GARDEN & MULTI-VEHICLE DRIVEWAY
- NO CHAIN! Tenure: Freehold. EPC 'D'

Guide Price: £350,000 - £375,000. HOMELY, INVITING & SPACIOUS!..

We proudly welcome you to this splendid detached character-filled home. Sympathetically blending a variety of retained and original features, with an attractive contemporary design.

STANDING PROUD... in a highly sought-after residential cul-de-sac, close to a vast array of excellent local amenities, popular schools and transport links. Including ease of access onto the A1 and A46.

If you're searching for a home with PRIDE AND PERSONALITY... Then LOOK NO FURTHER! This pretty period property has an ABUNDANCE of VERSATILE LIVING SPACE. Spanning in EXCESS of 1,400 square/ft.

The expansive internal layout comprises: Entrance porch, an inviting reception hall, TWO SPACIOUS RECEPTION ROOMS. Both boasting bespoke fitted shutters and exposed feature fireplaces, with inset log burners. The THIRD RECEPTION ROOM showcases multi-use potential, with exposed feature wall panelling and French doors. The ground floor is enhanced with a large fitted kitchen, ground floor W.C, separate multi-functional utility and a GROUND FLOOR FOURTH BEDROOM. Which lends itself as a suitable home office.

The first floor landing provides THREE WELL-PROPORTIONED BEDROOMS. Two of which enjoy extensive fitted wardrobes and a STUNNING MODERN FOUR-PIECE BATHROOM.

Externally, the property commands a captivating residential position, on a generous plot. The front aspect promises an VAST MULTI-VEHICLE DRIVEWAY. The HIGHLY PRIVATE and fully enclosed rear garden is a perfect family-friendly escape. Enhanced by a large paved patio and a magnificent/ unspoiled tree-lined outlook behind. WHAT MORE COULD YOU WANT?

Further benefits of this charming property, filled with PERSONALITY, VERSATILITY and an alluring ELEGANCE include uPVC double glazing and gas fired central heating, via a modern boiler.

YOUR NEXT CHAPTER AWAITS...! Step inside and gain a full sense of appreciation. Before its too late! Marketed with \*\*NO ONWARD CHAIN!!\*\*

Guide Price £350,000 - £375,000



ENTRANCE PORCH:	7'4 x 2'3 (2.24m x 0.69m)
RECEPTION HALL:	12'5 x 7'4 (3.78m x 2.24m)
BAY-FRONTED LOUNGE:	12'5 x 12'5 (3.78m x 3.78m)
DINING ROOM:	11'9 x 11'5 (3.58m x 3.48m)
SITTING ROOM:	13'7 x 11'3 (4.14m x 3.43m)
SPACIOUS MODERN KITCHEN:	16'7 x 8'8 (5.05m x 2.64m)
GROUND FLOOR W.C:	6'4 x 5'3 (1.93m x 1.60m)
MULTI-FUNCTIONAL UTILITY:	29'3 x 4'9 (8.92m x 1.45m)
GROUND FLOOR BEDROOM (4)/ OFFICE:	17'8 x 8'1 (5.38m x 2.46m)
FIRST FLOOR LANDING:	6'6 x 3'6 (1.98m x 1.07m)
BAY-FRONTED MASTER BEDROOM:	12'10 x 9'9 (3.91m x 2.97m)
Max measurements provided up to fitted wardrobes.	
BEDROOM TWO:	11'5 x 10'2 (3.48m x 3.10m )
BEDROOM THREE:	8'9 x 7'5 (2.67m x 2.26m )
FOUR-PIECE FAMILY BATHROOM:	8'9 x 7'5 (2.67m x 2.26m )







### EXTERNALLY:

The property occupies a lovely residential position, within a popular cul-de-sac. Close to desirable schools and amenities. The front aspect provides dropped kerb vehicular access onto a brick pillared EXTENSIVE MULTI-VEHICLE TARMAC DRIVEWAY. The low-maintenance front garden has been tastefully landscaped with partial raised plant beds and gravelled borders. There are fenced side boundaries and a complementary walled front boundary. There is access to the entrance porch with two external up/down lights. A right sided wooden gate leads to the large side utility. A left side gate opens onto a paved pathway, with gravelled borders. Leading down to the DELIGHTFUL AND WELL-APPOINTED enclosed rear garden. Boasting a HIGH-DEGREE OR PRIVACY. With a wonderful tree-lined outlook behind. Predominantly laid to lawn, with a generous paved patio, directly from the French doors in the sitting room. A paved pathway leads to a detached summer house. There is provision for a garden shed, five external wall lights, an outside tap, fully fenced side and rear boundaries.

### Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a combination boiler, installed in 2022 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: 1,440 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 'D'

### EPC: Energy Performance Rating: 'D'

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.





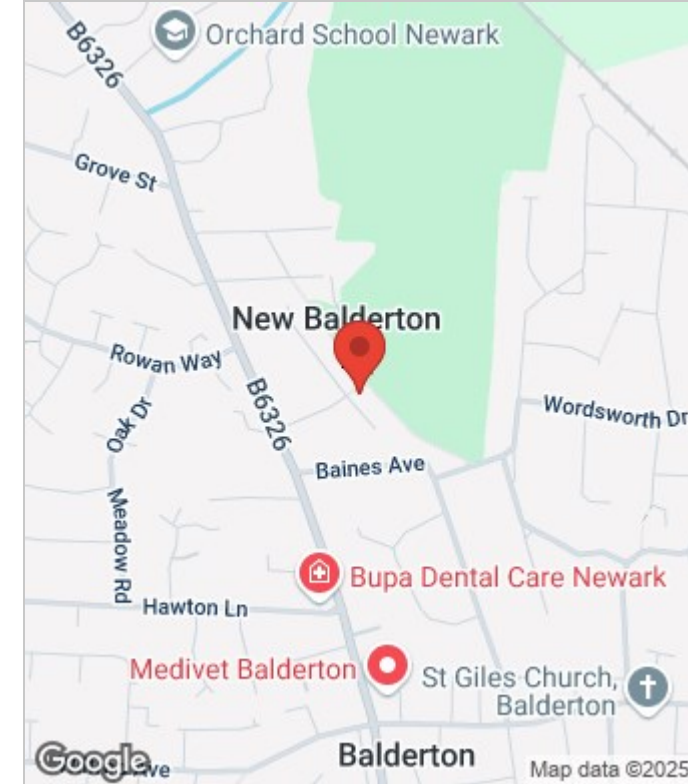




GROUND FLOOR



1ST FLOOR



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>67</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 