



Christopher Crescent, Balderton, Newark

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OLIVER REILLY



Christopher Crescent, Balderton, Newark

Guide Price £270,000

- LOVELY SEMI-DETACHED BUNGALOW
- POPULAR LOCATION! CLOSE TO AMENITIES
- TWO SIZEABLE RECEPTION ROOMS
- DETACHED GARAGE, CARPORT & SUBSTANTIAL DRIVEWAY
- DESIRABLE LAKESIDE SETTING & EASE OF ACCESS ONTO A1
- THREE WELL-APPOINTED BEDROOMS
- SUBSTANTIALLY EXTENDED ACCOMMODATION
- STYLISH & MODERN BREAKFAST KITCHEN
- LOVELY LOW-MAINTENANCE & PRIVATE GARDEN
- NO CHAIN! Tenure: Freehold. EPC 'D'



ENTRANCE HALL:	10'2 x 6'4 (3.10m x 1.93m)
CONTEMPORARY BREAKFAST KITCHEN:	12'2 x 11'7 (3.71m x 3.53m)
DUAL-ASPECT DINING ROOM:	14'4 x 11'5 (4.37m x 3.48m)
LIVING ROOM:	14'4 x 11'10 (4.37m x 3.61m)
MASTER BEDROOM:	11'10 x 9'6 (3.61m x 2.90m)
Max measurements provided up to fitted wardrobes.	
BEDROOM TWO:	12'4 x 9'1 (3.76m x 2.77m)
BEDROOM THREE:	11'10 x 11'7 (3.61m x 3.53m)
MODERN WET ROOM:	8'4 x 5'9 (2.54m x 1.75m)
ATTACHED CARPORT:	14'3 x 8'9 (4.34m x 2.67m)
Accessed via external double doors, with a sloped poly-carbonate roof and two ceiling strip-lights. Open access into the garden.	
DETACHED GARAGE:	13'9 x 8'4 (4.19m x 2.54m)

DETACHED GARAGE:
Of concrete sectional construction with a pitched metal roof. Accessed via a manual up/over garage door. Equipped with power, lighting and plumbing/ provision for a washing machine/ tumble dryer. uPVC double glazed window to the side elevation. A metal right sided personal door opens out to the garden.

EXTERNALLY:
The bungalow occupies a lovely position in a popular residential location. Close to Balderton's lakeside. The front aspect is greeted with dropped kerb vehicular access onto an EXTENSIVE part tarmac and part gravelled driveway. Allowing AMPLE OFF-STREET PARKING for a variety of vehicles. Including a caravan/ motor home. There are three external wall lights, a paved pathway leading to front entrance porch. There are fenced side boundaries and secure wooden double gates to the left side aspect. Onto further driveway space, with an outside tap external light and personal access into the kitchen, via an obscure uPVC double glazed side door. The driveway continues down to additional double doors, opening into an attached timber framed carport. Equipped with lighting and open-access through to the LOVELY PRIVATE REAR GARDEN. Of general low-maintenance and predominantly laid to lawn, with a low-level brick wall, two large patio/ seating areas and access into a DETACHED SINGLE GARAGE. There is an outside light, provision for a garden shed, fully fenced side boundaries and a mature tree lined rear boundary.

MORE THAN MEETS THE EYE...! **NO CHAIN**

Here we have an excellent sized bungalow, having been SUBSTANTIALLY EXTENDED to create a spacious and HIGHLY-ADAPTABLE LAYOUT spanning almost 1,000 square/ft. Enjoying a popular position close to the idyllic Balderton Lakeside, a range of popular amenities, schools and transport links.

This attractive modern-day home welcomes a vastly versatile degree of accommodation comprising: Storm porch, an inviting entrance hall, CONTEMPORARY BREAKFAST KITCHEN. Hosting a range of integrated appliances and open-access into a large DUAL-ASPECT dining room, an equally generous living room, THREE WELL-PROPORTIONED BEDROOMS and a modern wet room.

Externally, the bungalow commands a magnificent plot. The front aspect is greeted with a SUBSTANTIAL DRIVEWAY. Sufficient for a wide range of vehicles, including a caravan/ motor home. Secure double gates open onto an additional side driveway, carport and DETACHED SINGLE GARAGE. Both equipped with power and lighting. The charming, private and well-maintained rear garden is a perfect low-maintenance escape, with various secluded seating areas.

Further benefits of this delightful semi-detached home include uPVC double glazing and gas central heating, via a modern combination boiler.

CREATE YOUR NEXT CHAPTER!...Inside this warm, welcoming and hugely spacious residence. Set in one of Balderton's most desirable and convenient locations! Marketed with **NO ONWARD CHAIN..!**.



**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: 987 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 'C'**EPC: Energy Performance Rating: 'D' (67)**

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:

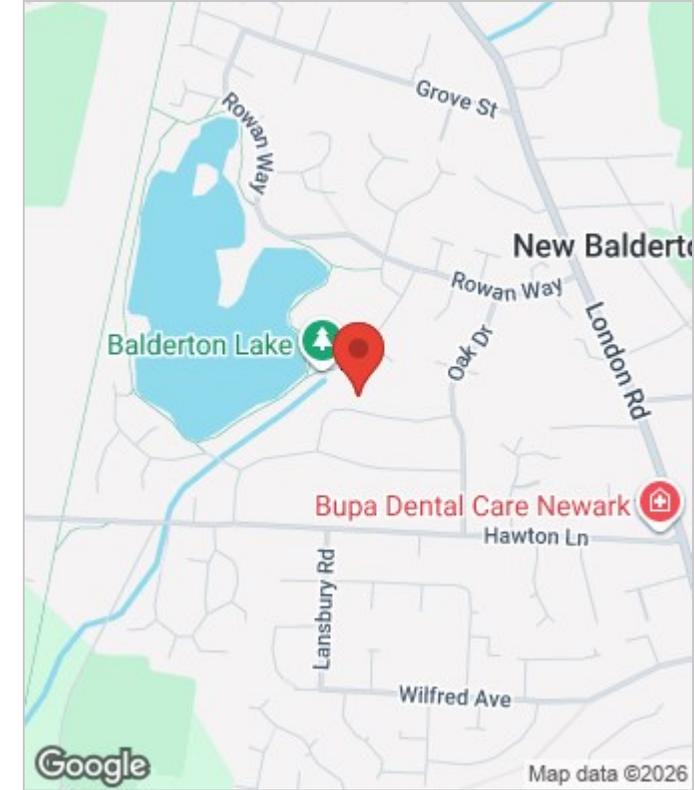
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

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.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

