



Wordsworth Drive, Balderton, Newark

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 OLIVER REILLY



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- EXTENDED SEMI-DETACHED HOME
- POPULAR LOCATION! CLOSE TO AMENITIES
- SUPERB MODERN DINING KITCHEN
- INTEGRAL SINGLE GARAGE & EXTENSIVE DRIVEWAY
- DETACHED CABIN WITH HOME ENTERTAINMENT SPACE
- THREE WELL-PROPORTIONED BEDROOMS
- TWO RECEPTION ROOMS
- GF SHOWER ROOM & FIRST FLOOR BATHROOM
- LOVELY WELL-APPOINTED PRIVATE GARDEN
- EXCEPTIONAL CONDITION! Tenure: Freehold. EPC 'D'

A STUNNING RESIDENCE!!

We are proud to introduce you to this FABULOUS & EXTENDED modern semi-detached family home.

Positioned in a HIGHLY RENOWNED residential location, close to a range of popular schools, amenities and transport links. Boasting ease of access onto the A1, A46 and to Newark Town Centre.

This IMPECCABLY PRESENTED and generously-sized home is the epitome of EXCELLENCE!... Having been tastefully enhanced, improved and adapted to create a faultless family-friendly home.

The copious internal design offers OVER 1,200 SQUARE/FT of accommodation, comprising: An inviting entrance porch, STYLISH GROUND FLOOR SHOWER ROOM, an inner reception hall, spacious DUAL-ASPECT living room, separate sitting room with open-access through to a STUNNING OPEN-PLAN DINING KITCHEN with a . Boasting a bespoke handmade kitchen, with a range of integrated appliances and French doors from the dining area, leading out onto a lovely secluded seating space, in the rear garden.

The first floor hosts THREE WELL-APPOINTED BEDROOMS (Master with attractive bespoke fitted wardrobes) and an eye-catching modern family bathroom.

Externally, the property commands a substantial plot. Greeted with an EXTENSIVE MULTI-VEHICLE DRIVEWAY, to the front aspect. Suitable for a caravan/ motor home, with access into the integral single garage. Equipped with power, lighting and scope to be utilised into further living space. Subject to relevant approvals.

The MAGNIFICENT REAR GARDEN promotes a wonderful external space, suitable for the whole family! Enjoying a secluded Indian sandstone patio and a DETACHED ENTERTAINMENT CABIN. Fully insulated, equipped with power/ lighting. Suitable for a variety of uses, including a home office, with an attached covered canopy with hot tub. Included in the sale!

Further benefits of this SLEEK, STYLISH and SOPHISTICATED home include uPVC double glazing, complementary oak internal doors and gas central heating. PREPARE TO BE IMPRESSED from the moment you STEP INSIDE!

Guide Price £280,000



ENTRANCE PORCH:	4'9 x 4'7 (1.45m x 1.40m)
GROUND FLOOR SHOWER ROOM:	5'9 x 4'9 (1.75m x 1.45m)
INNER RECEPTION HALL:	7'5 x 6'3 (2.26m x 1.91m)
DUAL-ASPECT LIVING ROOM:	18'3 x 11'1 (5.56m x 3.38m)
SITTING ROOM:	12'2 x 11'1 (3.71m x 3.38m)
OPEN-PLAN DINING KITCHEN: Max measurements provided.	16'9 x 13'2 (5.11m x 4.01m)
FIRST FLOOR LANDING:	6'8 x 2'8 (2.03m x 0.81m)
MASTER BEDROOM:	11'7 x 11'1 (3.53m x 3.38m)
BEDROOM TWO:	11'1 x 8'7 (3.38m x 2.62m)
BEDROOM THREE:	11'1 x 7'3 (3.38m x 2.21m)
MODERN FAMILY BATHROOM: Max measurements provided.	9'2 x 7'8 (2.79m x 2.34m)

INTEGRAL SINGLE GARAGE: 17'7 x 9'5 (5.36m x 2.87m)
Accessed via a manual up/ over garage door. Equipped with power, lighting and over-head eaves storage space. Hosting a range of fitted base units with laminate roll-top work surfaces over. Access to the electricity meter, electrical RCD consumer unit and 'ATAC' gas combination boiler. A wooden right sided personal door gives access out to the garden. Promoting great scope to be utilised into additional living accommodation. Subject to relevant approvals.

DETACHED CABIN/ ENTERTAINMENT SPACE: 16'5 x 10'9 (5.00m x 3.28m)
Of timber construction, with a sloped felt roof. Accessed via two sets of uPVC double glazed French doors, with a uPVC double glazed window to the front elevation. Fully insulated, with oak effect laminate flooring. Equipped with power, lighting, a complementary panelled feature wall and provision for a wooden bar. Promoting great multi-purpose potential, to be used and appreciated for a variety of uses.

COVERED OUTDOOR ENTERTAINMENT SPACE: 11'4 x 8'5 (3.45m x 2.57m)
Currently utilised as a covered space for a hot tub (included in the sale) but could also be used as an open seating area with a sloped felt roof above.





EXTERNALLY:
The property occupies a popular position in a highly desirable residential area. The front aspect provides dropped kerb vehicular access onto an EXTENSIVE block paved/gravelled DRIVEWAY. Sufficient for a range of vehicles, including a caravan/ motor home. Access into the integral single garage, with side-by-side external up/ down lights. A block paved pathway leads to the front entrance door with external wall light. There is a mature privet hedged left side boundary and a low-level fenced right side boundary with a secure timber gate and pathway with outside tap, leading down to the WELL-APPOINTED PRIVATE GARDEN. Predominantly laid to lawn. Hosting a lovely Indian sandstone patio, directly from the uPVC double glazed French doors in the dining kitchen. There are established and planted right side borders with a range of mature shrubs and trees. An Indian sandstone pathway leads down to a WONDERFUL DETACHED ENTERTAINMENT CABIN and open hot tub canopy. There is hard-standing/ provision for a garden shed, an external security light, mature privet hedged left side boundary, a high-level fenced right side and rear boundary.

Services:
Mains water, drainage, and electricity are all connected. The property also provides gas central heating via an 'ATAG' boiler installed in the last 5 years 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: 1,240 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' (68)
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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	