



Orchard Way, Balderton, Newark

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 OLIVER REILLY



Orchard Way, Balderton, Newark

- EXTENDED SEMI-DETACHED HOME
- DESIRABLE & QUIET CUL-DE-SAC
- STYLISH MODERN KITCHEN & UTILITY ROOM
- PRIVATE SOUTH-FACING REAR GARDEN
- EASE OF ACCESS TO AMENITIES & MAIN ROADS
- THREE WELL-PROPORTIONED BEDROOMS
- TWO RECEPTION ROOMS
- CONTEMPORARY FIRST FLOOR BATHROOM & W.C
- MULTI-VEHICLE DRIVEWAY & INTEGRAL GARAGE STORE
- EXCELLENT CONDITION! Tenure: Freehold. EPC 'C'

Guide Price £220,000 - £230,000 A HOME TO BE PROUD OF..!

STEP INSIDE... this BRIGHT, BEAUTIFUL & EXTENDED semi-detached family home. Enjoying a pleasant position with an unspoiled front outlook over trees and greenery. All set in a QUIET YET CONVENIENT residential cul-de-sac in Balderton. Close to a range of popular schools, amenities and transport links. Promoting ease of access onto the A1, A46 and to Newark Town Centre.

This EXCEPTIONALLY WELL-MAINTAINED home is a real credit to the existing owners. Having created a wealth of warmth and classy contemporary charm that's crying out for your IMMEDIATE APPRECIATION!

The property commands a DECEPTIVELY SPACIOUS internal design, comprising: Entrance porch, an inviting inner reception hallway, FABULOUS MODERN KITCHEN, a large utility room and a GENEROUS LIVING ROOM, with two sets of sliding doors, leading into a dining room and out to a SECLUDED PAVED SEATING AREA.

The large first floor landing leads into a modern W.C, equally tasteful two-piece bathroom and THREE WELL-PROPORTIONED BEDROOMS. The well-appointed master bedroom is enhanced by EXTENSIVE FITTED WARDROBES.

Externally, the property occupies a lovely plot, greeted with a MULTI-VEHICLE DRIVEWAY, emphasized by side-by-side parking and access into an integral garage store.

The low-maintenance and SOUTH FACING REAR GARDEN retains a high degree of privacy, with an unspoiled outlook behind.

Further benefits of this wonderful family-friendly home include uPVC double glazing, gas central heating and complementary oak internal doors throughout (excluding the kitchen).

Make the most of AN OPPORTUNITY YOU CAN'T MISS!... Do not delay... Book your viewing TODAY!



ENTRANCE PORCH:	4'7 x 3'2 (1.40m x 0.97m)
INNER RECEPTION HALL:	11'3 x 6'1 (3.43m x 1.85m)
STYLISH MODERN KITCHEN:	11'4 x 6'6 (3.45m x 1.98m)
LARGE UTILITY ROOM:	11'8 x 6'9 (3.56m x 2.06m)
GENEROUS LIVING ROOM: Max measurements provided.	20'7 x 10'6 (6.27m x 3.20m)
DINING ROOM:	9'8 x 8'6 (2.95m x 2.59m)
FIRST FLOOR LANDING:	9'10 x 8'5 (3.00m x 2.57m)
MASTER BEDROOM: Max measurements provided.	12'6 x 9'6 (3.81m x 2.90m)
BEDROOM TWO:	12'7 x 7'8 (3.84m x 2.34m)
BEDROOM THREE: Max measurements provided.	11'1 x 7'9 (3.38m x 2.36m)
FIRST FLOOR W.C:	5'2 x 2'8 (1.57m x 0.81m)
MODERN FAMILY BATHROOM:	7'7 x 5'8 (2.31m x 1.73m)
INTEGRAL GARAGE STORE: Accessed via a manual up/ over garage door. Accesses to the electrical RCD consumer unit and gas meter. Providing sufficient storage space.	10'4 x 4'2 (3.15m x 1.27m)



EXTERNALLY:
The property enjoys a delightful position, in a quiet, highly-regarded and sought-after cul-de-sac, close to amenities. The front aspect enjoys a delightful outlook over local greenery, with a communal seating space and variety of mature trees. There is dropped kerb vehicular access onto a part block paved and part gravelled MULTI-VEHICLE DRIVEWAY. Ensuring side-by-side off-street parking, suitable for a variety of vehicles. Access into the integral garage store and to the front entrance porch door, with external up/ down light. There is an outside tap, fenced right side boundary, open left side and front boundaries. The left side aspect has a wooden personal gate and concrete pathway leading down to the WELL-APPOINTED and SOUTH-FACING REAR GARDEN. Predominantly laid to lawn, hosting a an extensive paved seating area. A perfect secluded space for relaxing and entertaining. Provision for a garden shed, external security light, fully fenced side and rear boundaries, with an unspoiled open-aspect behind.

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: 1,050 Square Ft.
Measurements are approximate and for guidance only. This includes the integral garage store.

Tenure: Freehold.
Sold with vacant possession on completion.

Local Authority:
Newark & Sherwood District Council.

Council Tax: Band 'B'

EPC: Energy Performance Rating: 'C' (72)
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.

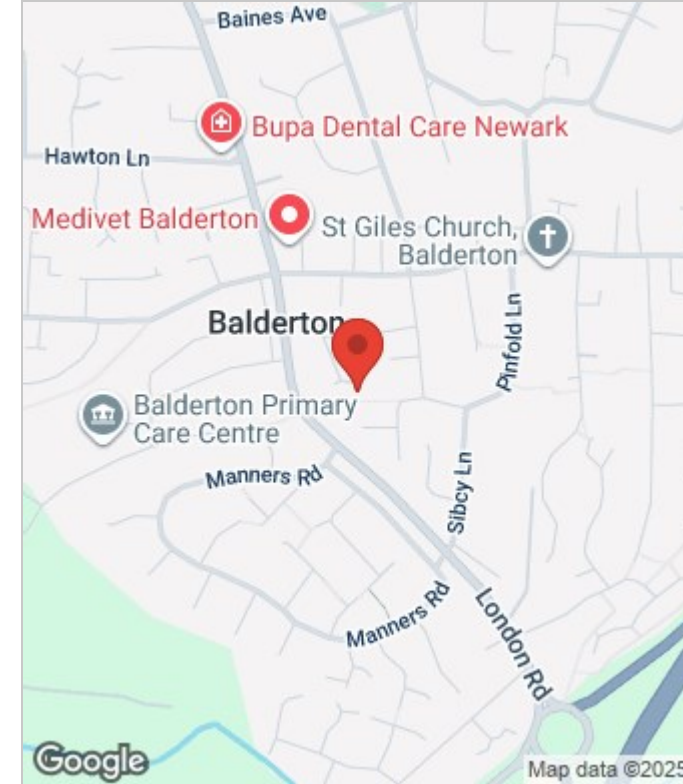




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

