



Worthington Road, Balderton, Newark

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OLIVER REILLY



Worthington Road, Balderton, Newark

- SUPERB DETACHED FAMILY HOME
- POPULAR LOCATION! CLOSE TO AMENITIES!
- SPACIOUS MODERN KITCHEN
- SUBSTANTIAL DRIVEWAY & LARGE TANDEM GARAGE
- EASE OF ACCESS ONTO A1 & A46
- FOUR BEDROOMS
- TWO RECEPTION ROOMS & CONSERVATORY
- GF W.C. FIRST FLOOR BATHROOM & EN-SUITE
- PRIVATE SOUTH-WEST FACING REAR GARDEN
- EXCELLENT CONDITION! Tenure: Freehold. EPC 'C'

A BEAUTIFUL HOME AWAITS...!

We are proud to present this beautiful four bedroom detached family residence, situated in a highly desirable area of Balderton, just a short walk from local amenities, including shops, parks and schools. Lying in catchment for the popular Chuter Edge Primary School. Boasting ease of access onto the A1, A46 and to Newark Town Centre. This tasteful modern home was constructed in 1992 and offers a well-maintained spacious design. Spanning over 1,500 square/ft, which is ideal for growing families. Promising great space both inside and out!

The expansive internal layout comprises: Inviting reception hall, a stylish ground floor W.C, a LARGE FITTED KITCHEN, equally sizeable living room with open- access through to a separate dining room and delightful conservatory. The first floor flows perfectly with a three-piece family bathroom and FOUR WELL-PROPORTIONED BEDROOMS. Three of which are enhanced by EXTENSIVE FITTED WARDROBES. The DUAL-ASPECT master bedroom promotes an en-suite shower room.

Externally, the property STANDS PROUD on an enviable 0.11 of an acre plot. Greeted with a SUBSTANTIAL DRIVEWAY, leading into a useful 35FT TANDEM GARAGE. Equipped with power and lighting.

The wonderful SOUTH-WEST FACING rear garden has been thoughtfully designed and retains a high-degree of privacy, with a paved seating area and enough space for the whole family to appreciate!

Additional benefits of this WELCOMING CONTEMPORARY GEM include uPVC double glazing, gas central heating, via a 'HIVE' system and complementary oak internal doors throughout.

Showcasing SPACE, STYLE AND LOCATION!!!. All rolled into one, to create a picture-perfect home. Ready for your instant appreciation!

Guide Price £325,000



RECEPTION HALL:	12'5 x 5'4 (3.78m x 1.63m)
GROUND FLOOR W.C:	5'4 x 2'6 (1.63m x 0.76m)
LIVING ROOM:	20'3 x 15'5 (6.17m x 4.70m)
Max measurements provided.	
DINING ROOM:	11'6 x 8'8 (3.51m x 2.64m)
CONTEMPORARY KITCHEN:	14'6 x 11'5 (4.42m x 3.48m)
CONSERVATORY:	10'9 x 10'6 (3.28m x 3.20m)
FIRST FLOOR LANDING:	12'4 x 6'4 (3.76m x 1.93m)
MASTER BEDROOM:	17'3 x 16'8 (5.26m x 5.08m)
Max measurements provided.	
EN-SUITE SHOWER ROOM:	8'5 x 5'2 (2.57m x 1.57m)
Max measurements provided.	
BEDROOM TWO:	14'4 x 8'8 (4.37m x 2.64m)
Max measurements provided up to fitted wardrobes.	
BEDROOM THREE:	12'3 x 8'9 (3.73m x 2.67m)
Max measurements provided up to fitted wardrobes.	
BEDROOM FOUR:	10'8 x 6'4 (3.25m x 1.93m)
FAMILY BATHROOM:	8'5 x 6'6 (2.57m x 1.98m)
LARGE TANDEM GARAGE:	34'7 x 8'6 (10.54m x 2.59m)

Of brick built construction. Accessed via a manual up/ over garage door. Equipped with power and lighting, via two ceiling strip-lights. Access to the 'Worcester' gas fired boiler. Providing a range of fitted wall units, extensive laminate roll-top work surfaces and sufficient over-head eaves storage. A wooden right sided personal door gives access into the garden.





EXTERNALLY:

The property occupies a magnificent 0.11 of an acre corner plot position. Located in a desirable residential cul-de-sac. The front aspect is greeted with dropped kerb vehicular access onto an EXTENSIVE TARMAC DRIVEWAY. Suitable for a variety of vehicles. Including a caravan/ motor home. There are additional gravelled areas, which could be utilised as further parking options, if required. Access to the front entrance door, with storm canopy above and external wall light. The attractive front garden is well-proportioned, laid to lawn, enjoying a range of established bushes and shrubs, with a further gravelled hard landscaping. There is an open left sided boundary and hedged front/ right sided boundaries. The right side aspect provides a personal gate opening through to the WELL-APPOINTED and BEAUTIFULLY PRESENTED SOUTH-WEST FACING rear garden. Predominantly laid to lawn, enhanced by a variety of established bushes, shrubs and mature acer trees. Complementary gravelled hard landscaping, raised decked seating area and an additional paved seating space. Directly accessed from the uPVC double glazed French doors in the conservatory. There is an outside tap, fully fenced side and rear boundaries. Enjoying a high-level of privacy.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a 'HIVE' system 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: 1,772 Square Ft.

Measurements are approximate and for guidance only. This includes the attached tandem garage.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'D'

EPC: Energy Performance Rating: 'C' (70)

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.

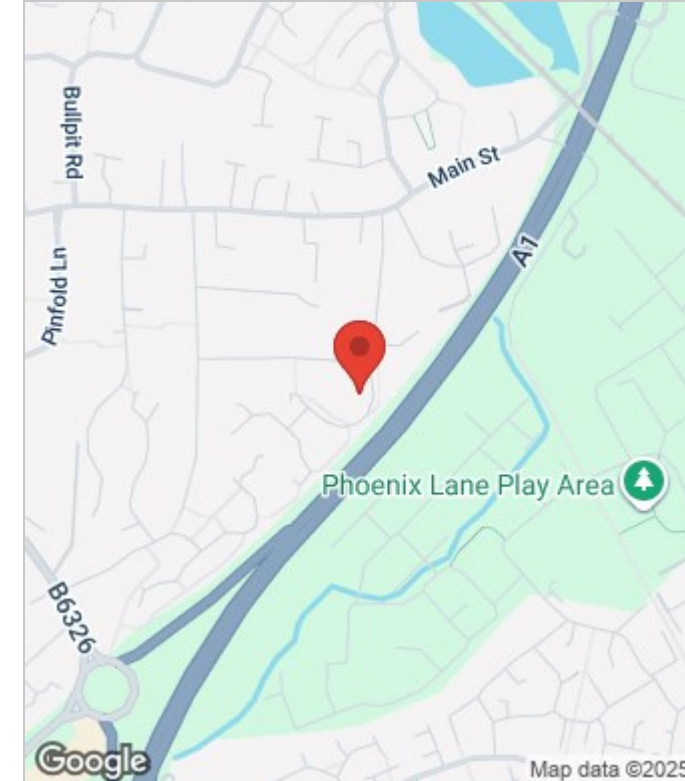
Money Laundering Regulations:

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.





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		82
(69-80) C	70	
(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	