



Wordsworth Drive, Balderton, Newark

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 OLIVER REILLY



# Wordsworth Drive, Balderton, Newark

Guide Price £280,000 - £290,000

- SUBSTANTIAL SEMI-DETACHED HOME
- HUGELY POPULAR LOCATION
- SUPERB OPEN-PLAN DINING KITCHEN
- MAGNIFICENT 0.15 OF AN ACRE CORNER PLOT
- EASE OF ACCESS TO POPULAR SCHOOLS, AMENITIES & MAIN ROADS
- THREE/FOUR WELL-PROPORTIONED BEDROOMS
- TWO/ THREE RECEPTION ROOMS & CONSERVATORY
- GF W.C & MODERN FIRST FLOOR BATHROOM
- DETACHED SINGLE GARAGE & TWO DRIVEWAYS
- EARLY VIEWING ESSENTIAL! Tenure: Freehold. EPC 'D'



<b>ENTRANCE PORCH:</b>	11'7 x 4'7 (3.53m x 1.40m)
<b>SPACIOUS DINING ROOM:</b> Max measurements provided.	19'0 x 11'1 (5.79m x 3.38m)
<b>INNER HALL:</b>	5'7 x 2'9 (1.70m x 0.84m)
<b>GROUND FLOOR W.C:</b>	5'4 x 2'5 (1.63m x 0.74m)
<b>SUPERB OPEN-PLAN DINING KITCHEN:</b> A wonderful family-sized space, with a large breakfast bar and a full range of integrated appliances. Including a 1.5 bowl sink with drainer, medium height electric oven, separate five ring gas hob with extractor above, dishwasher, fridge freezer, washing machine and wine fridge. Max measurements provided.	15'2 x 12'8 (4.62m x 3.86m)
<b>GENEROUS CONSERVATORY:</b> Of part brick and uPVC construction with a sloped poly-carbonate roof, complementary wood-effect laminate flooring, a double panel radiator, power, lighting, uPVC double glazed windows to the right side and rear elevations. uPVC double glazed French doors open out onto a large paved seating area, with pond. Overlooking the generous and private garden.	17'5 x 9'3 (5.31m x 2.82m)
<b>LIVING ROOM:</b>	18'10 x 11'1 (5.74m x 3.38m)
<b>STUDY/ GROUND FLOOR BEDROOM (4):</b> Max measurements provided.	12'8 x 8'8 (3.86m x 2.64m)
<b>FIRST FLOOR LANDING:</b>	5'10 x 2'9 (1.78m x 0.84m)
<b>MASTER BEDROOM:</b>	11'8 x 11'1 (3.56m x 3.38m)
<b>BEDROOM TWO:</b>	11'1 x 8'7 (3.38m x 2.62m)
<b>BEDROOM THREE:</b>	11'1 x 6'9 (3.38m x 2.06m)
<b>CONTEMPORARY BATHROOM:</b> Max measurements provided.	9'2 x 7'8 (2.79m x 2.34m)
<b>DETACHED GARAGE:</b> Of concrete sectional construction. Accessed via a manual up/ over garage door. Equipped with power and lighting. Wooden window and persona door to the right sided elevation, giving access to the garden.	18'2 x 9'1 (5.54m x 2.77m)

Guide Price: £280,000 - £290,000. PERFECT PROPORTIONS... INSIDE & OUT!...

Welcome to Wordsworth Drive... SET TO IMPRESS from the moment you arrive. Occupying a SUBSTANTIAL 0.15 OF AN ACRE CORNER PLOT POSITION. Set in a hugely desirable residential location, in the heart of Balderton. Close to amenities, popular schools and main road links.

You're in for a treat with this FAMILY-SIZED BEAUTY. Having been superbly maintained by the existing owners. Hosting a wealth of warmth and an adaptable two storey layout. Perfect for any growing or extended family.

In addition to the excellent condition, the property promotes a SUBSTANTIAL LAYOUT, spanning in excess of 1,300 square/ft, comprising: Entrance porch, a large dining room, inner hall, ground floor W.C, a FABULOUS L-SHAPED DINING KITCHEN. Hosting a sizeable breakfast bar and a full range of integrated appliances. This leads through to a WONDERFUL CONSERVATORY!...Overlooking the private garden. A generous living room and a DUAL-ASPECT study, which could also be utilised as a ground floor (fourth) bedroom.

The first floor hosts THREE WELL-PROPORTIONED BEDROOMS and a stylish contemporary family bathroom.

Externally, you'll be in awe of the CAPTIVATING CORNER PLOT. Boasting extensive parking, VIA TWO DRIVEWAYS and a large detached garage. The mesmerizing rear garden is perfect example of a BRILLIANT EXTERNAL ESCAPE. Showcasing space, enjoyment and tranquillity for the whole family.

Additional benefits of this attractive residence include uPVC double glazing, complementary oak internal doors throughout and gas central heating.

SEEING TRULY IS BELIEVING... with this real HEAD-TURNER of a home. Early viewings are strongly recommended, to avoid disappointment!





**EXTERNALLY:**  
This property enjoys a marvellous position, in one of Balderton's most sought-after locations. Close to amenities, schools and transport links. The property STANDS PROUD on a 0.15 of an acre corner plot. The front aspect is greeted with dropped kerb vehicular access onto a MULTI-VEHCILE CONCRETE DRIVEWAY. The front garden is laid to lawn with partial gravelled and planted borders. There is great scope to adapt the frontage for further parking, if required. A concrete pathway leads to the front entrance porch, with external security light. The pathway links round to the left side, which is also partially gravelled and laid to lawn. Posing further parking opportunities and an ADDITIONAL CONCRETE DRIVEWAY. Giving access into the detached garage. A wooden side personal gate opens into the WONDERFULLY WELL-APPOINTED rear garden. Predominantly laid to lawn with a range of raised gravelled/ planted borders. There is a lovely Indian sandstone patio directly accessed from the uPVC double glazed French doors in the large conservatory, with a pond and a raised decked seating terrace. Creating a wonderful external oasis. The garden enjoys an additional raised Sandstone patio and extensive gravelled hardstanding. There is an outside tap, external security light and double power socket. There are fully fenced side and rear boundaries.

**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: 1,354 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' (63)**  
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



OLIVER REILLY



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

