



Mead Way, Balderton, Newark

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 OLIVER REILLY



# Mead Way, Balderton, Newark

- STUNNING DETACHED FAMILY HOME
- POPULAR CUL-DE-SAC POSITION
- GF W.C & UTILITY ROOM
- INTEGRAL GARAGE & DRIVEWAY FOR FOUR VEHICLES
- EASE OF ACCESS TO SCHOOLS, AMENITIES & MAIN ROADS
- FOUR DOUBLE BEDROOMS
- THREE GENEROUS RECEPTION ROOMS
- FABULOUS FAMILY BATHROOM & EN-SUITE
- BEAUTIFUL SOUTH FACING REAR GARDEN
- WXCEPTIONAL PRESENTATION! Tenure: Freehold. EPC 'C'

Guide Price: £350,000 - £375,000. A FABULOUS FAMILY HAVEN AWAITS!!!!...

Get ready to fall in love with this modern and stylish four bedroom detached home, which offers everything you could ask for and more!

This eye-catching and substantial residence is pleasantly positioned, in a quiet residential cul-de-sac. Located close to a wide array of amenities, popular schools and main road links. Including ease of access onto the A1 & A46.

Not only does this expansive home provide a functional and flexible layout, spanning in excess of 1,400 square/ft. The internal and external finish is simply SUBLIME!.. Having been tastefully enhanced by the existing owners.

The sizeable free-flowing layout comprises: Inviting entrance hall, a modern ground floor W.C, large living room with log burner, superbly spacious breakfast kitchen, with open-access into a separate utility room, a dining room with French doors leading into a FABULOUS 17FT MULTI-PURPOSE LIVING/ FAMILY ROOM. Hosting great space to be enjoyed all year round!

The galleried-style first floor landing leads to a STUNNING FOUR-PIECE FAMILY BATHROOM and FOUR DOUBLE BEDROOMS. The master bedroom is enhanced by an equally STYLISH EN-SUITE and the fourth bedroom has cleverly been adapted into a well-equipped dressing room.

Externally, the QUALITY BY DESIGN continues into the BEAUTIFULLY LANDSCAPED SOUTH-FACING GARDEN. Promising minimal maintenance and maximum enjoyment!... With a range of secluded seating areas. The front aspect boasts an EXTENSIVE MULTI-VEHCILE DRIVEWAY. Allowing off-street parking for up to five vehicles.

Additional benefits of this impressive, handsome and contemporary home include uPVC double glazing, gas central heating via a newly installed boiler, bespoke fitted shutters throughout, air conditioning in two of the four bedrooms, the living room and family room.

TURN THE KEY, START THE STORY! This a home BEYOND EXPECTATIONS!!!

Guide Price £350,000 - £375,000



<b>ENTRANCE HALL:</b>	166 x 5'10 (5.03m x 1.78m)
<b>GROUND FLOOR W.C:</b>	59 x 2'6 (1.75m x 0.76m)
<b>GENEROUS LIVING ROOM:</b>	166 x 10'9 (5.03m x 3.28m)
A spacious reception room with Swedish (Contura) log burner, bespoke fitted shutters and air-conditioning.	
<b>SPACIOUS BREAKFAST KITCHEN:</b>	115 x 9'2 (3.48m x 2.79m)
<b>UTILITY ROOM:</b>	75 x 5'2 (2.26m x 1.57m)
<b>DINING ROOM:</b>	9'7 x 8'7 (2.92m x 2.62m)
<b>GENEROUS GARDEN/FAMILY ROOM:</b>	169 x 10'10 (5.11m x 3.30m)
A SUPERB and extremely SPACIOUS multi-purpose reception room. Of part brick and uPVC construction, with a solid pitched roof, with extensive insulation. uPVC double glazed ' Pilkington K Argon' (heat saving) windows to the side and rear elevations, with provision for high-quality bespoke vertical privacy blinds. Complementary ceramic tiled flooring, recessed ceiling spot-lights, two large double-panel radiators and air-conditioning. uPVC double glazed French doors open out onto an extensive block paved seating area, within the private rear garden.	
<b>GALLERIED-STYLE FIRST FLOOR LANDING:</b>	177 x 9'3 (5.36m x 2.82m)
<b>MASTER BEDROOM:</b>	119 x 10'8 (3.58m x 3.25m)
A generous double bedroom with fitted wardrobes and air-conditioning.	
<b>EN-SUITE SHOWER ROOM:</b>	53 x 4'9 (1.60m x 1.45m )
<b>BEDROOM TWO:</b>	132 x 12'5 (4.01m x 3.78m)
A further double bedroom with fitted wardrobes and air-conditioning.	
<b>BEDROOM THREE:</b>	127 x 8'9 (3.84m x 2.67m)
<b>BEDROOM FOUR:</b>	89 x 8'6 (2.67m x 2.59m)
<b>STUNNING FAMILY BATHROOM:</b>	68 x 5'7 (2.03m x 1.70m)
<b>INTEGRAL SINGLE GARAGE:</b>	175 x 8'4 (5.31m x 2.54m)
Accessed via a manual up/ over garage door. Equipped with power and lighting. Boasting scope to be utilised into additional living accommodation, if required. Subject to relevant approvals.	





#### EXTERNALLY:

This stand out home is pleasantly situated in a highly desirable cul-de-sac. The front aspect is greeted with dropped kerb vehicular access onto a SUBSTANTIAL TARMAC DRIVEWAY. Ensuring off-street parking for up to five vehicles. There is access into the integral single garage, with external security light above and EV charger. A tarmac pathway leads to the front entrance door, with external light and storm canopy above. The left side aspect has a block paved pathway, up to a wooden personal gate. Leading down to the LOVELY, LANDSCAPED & WELL-TENDED SOUTH FACING REAR GARDEN. Having been tastefully hard-landscaped. Partly block paved and partly paved. Hosting a variety of secluded seating areas, complementary planted borders, filling the eternal space with colour and personality! There is provision for a large garden shed, with external security light. Complementary timber framed pergola, an outside tap, external security light, fully fenced side and rear boundaries.

#### Approximate Size: 1,461 Square Ft.

Measurements are approximate and for guidance only.

#### 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.

#### Tenure: Freehold.

Sold with vacant possession on completion.

#### Local Authority:

Newark & Sherwood District Council.

#### Council Tax: Band 'D'

#### EPC: Energy Performance Rating: 'C' (69)

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 an 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:

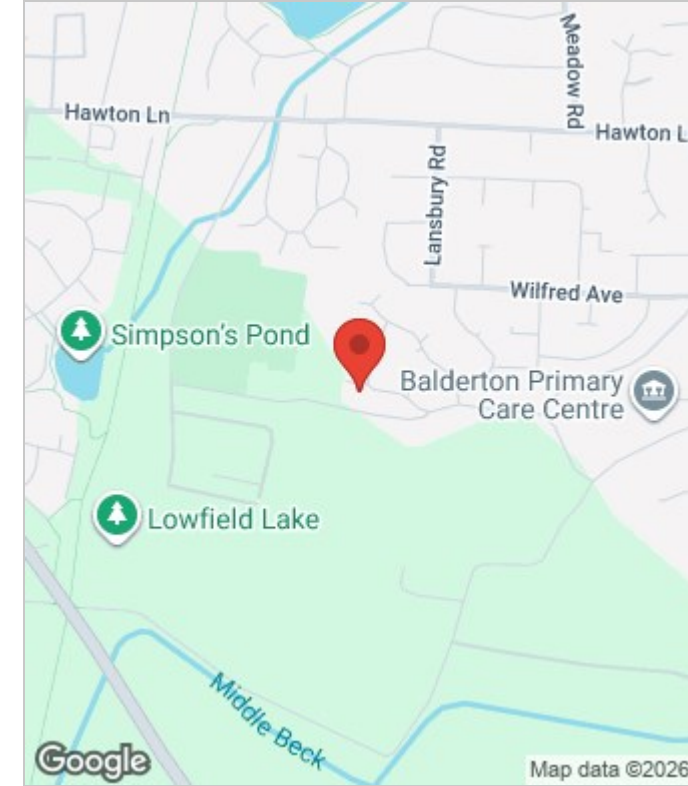
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	<b>79</b>
(55-68) <b>D</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	