



Acacia Road, Balderton, Newark

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- SPACIOUS DETACHED HOME
- POPULAR LOCATION WITH UNSPOILED REAR OUTLOOK
- CONTEMPORARY DINING KITCHEN
- INTEGRAL GARAGE & BLOCK PAVED GATED DRIVEWAY
- EXCELLENT CONDITION WITH SCOPE TO MAKE YOUR OWN!
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- TWO MODERN SHOWER ROOMS
- MAGNIFICENT PLOT WITH PRIVATE REAR GARDEN
- NO CHAIN! Tenure: Freehold. EPC 'C'

STANDING PROUD! WITH PICTURESQUE POSSIBILITIES!

Here we have a **COMMANDING & EYE-CATCHING** detached family home. Occupying a lovely residential position, in the heart of Balderton. Close to main road links, amenities and a variety of popular schools.

This highly regarded and bespoke-designed home was constructed in the 1950's and has been beautifully maintained over many years. Possessing great scope for you to **INJECT YOUR OWN PERSONALITY!**

This lovely residence boasts a **SUPERB LAYOUT!**... Spanning approximately 1,200 square/ft, comprising: Inviting reception hall, a generous **DUAL-ASPECT** lounge, a separate dining/ sitting room and a **MAGNIFICENT & MODERN DINING KITCHEN** with complementary feature wall-panelling. Leading to a rear hallway with fitted storage cupboard and a useful shower room.

The first floor hosts a functional landing study area. Perfect for the working from home lifestyle. A contemporary shower room and **THREE EXCELLENT DOUBLE BEDROOMS**.

Externally, you'll **FALL IN LOVE** with the **MESMERISING PLOT!** Greeted with a gated block paved driveway, leading to an **INTEGRAL SINGLE GARAGE**. Equipped with power, lighting and an electric roller garage door. Promising great scope to be utilised into further living accommodation, subject to relevant approvals.

The **LARGE, LOVELY & PICTURESQUE** rear garden is simply a joy to behold! Beautifully landscaped, with an extensive paved seating/ entertainment area and enough space for the whole family to enjoy! The private aspect is enhanced further by unspoiled recreational grounds behind.

Additional benefits of this **ASPIRATIONAL & POTENTIAL-FILLED** home include doubled glazing throughout, gas fired central heating and an alarm system.

YOUR FUTURE HOME AWAITS!.. Cleverly combining convenience with contemporary charm & mouth-watering potential!

This is **NOT TO BE MISSED & Benefits from NO ONWARD CHAIN!!!**

Asking Price: £270,000



RECEPTION HALL:

DUAL-ASPECT LOUNGE

SITTING/ DINING ROOM:

SPACIOUS DINING KITCHEN:

REAR HALLWAY:

GROUND FLOOR SHOWER ROOM:

FIRST FLOOR STUDY AREA:

8'1 x 6'2 (2.46m x 1.88m)

FIRST FLOOR LANDING:

6'6 x 3'1 (1.98m x 0.94m)

DUAL-ASPECT MASTER BEDROOM:

12'10 x 10'10 (3.91m x 3.30m)

BEDROOM TWO:

Max measurements provided.

11'1 x 10'9 (3.38m x 3.28m)

BEDROOM THREE:

10'9 x 7'9 (3.28m x 2.36m)

MODERN SHOWER ROOM:

7'4 x 6'6 (2.24m x 1.98m)

INTEGRAL SINGLE GARAGE:

15'8 x 9'1 (4.78m x 2.77m)

Accessed via an electric roller garage door. Equipped with power, lighting and over-head eaves storage space. Accessed 'IDEAL' gas fired boiler and central heating thermostat. Boasting great scope to be utilised into additional living accommodation. Subject to relevant approvals.





EXTERNALLY:
This individual detached home is pleasantly positioned in a well-renowned residential location. Closely located near to amenities, transport links and main roads. The property occupies an enviable 0.09 of an acre private plot. Welcomed with dropped kerb vehicular access onto a low-level gated and block paved driveway, leading down to an integral single garage, with electric roller garage door. A low-level personal wrought-iron gate opens from the kerbside onto a block paved pathway down to the front entrance door, with external wall light above. The low-maintenance front garden is predominantly gravelled, with planted side borders and low-level picket fenced side boundaries. The left side aspect has a secure wrought-iron personal gate leading through to the WELL-APPOINTED REAR GARDEN. Promising a high-level of privacy, with an unspoiled open outlook behind. The garden is predominantly laid to lawn, with beautifully tended planted borders, with a lovely variety of plants, shrubs and mature trees. There is a generous and curved paved seating/ entertainment area. Directly accessed via the personal door in the rear hallway. There is provision for a timber storage shed, an outside tap, fenced side boundaries and a high-level walled rear boundary. A wooden personal rear gate opens onto a back passageway, which provides access to Coronation Street recreational park.

Approximate Size: 1,210 Square Ft.
Measurements are approximate and for guidance only. This includes the integral garage.

Services:
Mains water, drainage, and electricity are all connected. The property also provides gas central heating and double glazing throughout. There is also a functional alarm system.
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 'C'

EPC: Energy Performance Rating: 'C'
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.

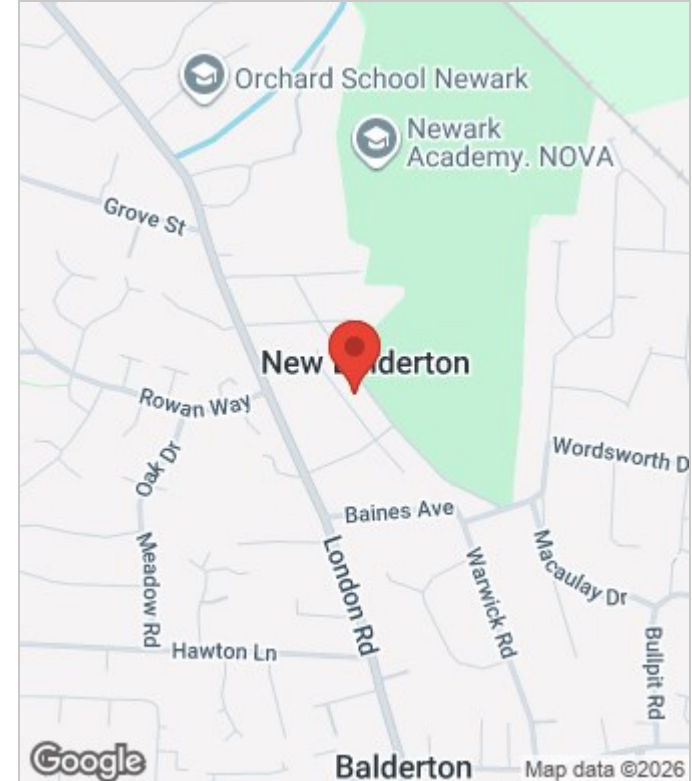




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

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