



Keats Road, Balderton, Newark

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OLIVER REILLY



Keats Road, Balderton, Newark

- LOVELY 'FOSTERS' SEMI-DETACHED HOME
 - QUIET & CONVENIENT CUL-DE-SAC
 - SPACIOUS MODERN KITCHEN
 - THREE-PIECE FIRST FLOOR BATHROOM
 - uPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- THREE BEDROOMS
 - TWO RECEPTION ROOMS
 - GROUND FLOOR W.C & CONTEMPORARY WET ROOM
 - DRIVEWAY & GENEROUS PRIVATE REAR GARDEN
 - NO ONWARD CHAIN! Tenure: Freehold. EPC 'C'

A GREAT NO-CHAIN OPPORTUNITY!
This well-presented three-bedroom home offers practical living space, a good-sized garden and PLENTY OF POTENTIAL FOR THE NEXT OWNER!.. All set in a quiet and desirable residential cul-de-sac, closely situated near to amenities, popular schools and useful main roads.

This highly regarded 'Fosters' designed semi-detached home has been cleverly adapted to make great use of the ground floor footprint, whilst maintaining exciting scope to be further adapted and improved/ READY & WAITING FOR YOU TO TAKE IT TO THE NEXT LEVEL!

The deceptively spacious internal layout presents an entrance porch, useful ground floor W.C, an inviting inner hallway, generous DUAL-ASPECT living room and separate sitting/ dining room OPEN-PLAN through to a large modern fitted kitchen and a separate contemporary wet room. Retaining potential to be adapted to suit your own individual needs. The first floor hosts THREE WELL-PROPORTIONED BEDROOMS and a family bathroom.

Externally, in addition to the enviable setting, the property is welcomed by a sizeable driveway, accompanied by a perfectly proportioned frontage, which could further be used as additional parking.

The WONDERFUL, WELL-APPOIINTED & HIGHLY PRIVATE rear garden promises an ideal external escape, with space to cater for the whole family, along with suitable scope for a sizeable extension, subject to approvals.

The property further promotes uPVC double glazing and gas central heating via a modern combination boiler.

See the SPACE, SCOPE & SERENE SETTING all combining to showcase a delightfully desirable home ready and waiting for you to make your own mark! Available with NO ONWARD CHAIN!

Guide Price £240,000



ENTRANCE PORCH:	3'9 x 2'9 (1.14m x 0.84m)
GROUND FLOOR W.C:	6'10 x 2'10 (2.08m x 0.86m)
INNER ENTRANCE HALL:	10'1 x 6'9 (3.07m x 2.06m)
Max measurements provided.	
DUAL-ASPECT LIVING ROOM:	19'1 x 11'1 (5.82m x 3.38m)
SITTING/DINING ROOM:	12'6 x 10'10 (3.81m x 3.30m)
SPACIOUS CONTEMPORARY KITCHEN:	18'4 x 8'9 (5.59m x 2.67m)
MODERN WET ROOM:	8'3 x 7'6 (2.51m x 2.29m)
FIRST FLOOR LANDING:	9'9 x 2'9 (2.97m x 0.84m)
MASTER BEDROOM:	12'1 x 11'1 (3.68m x 3.38m)
BEDROOM TWO:	10'10 x 8'6 (3.30m x 2.59m)
BEDROOM THREE:	11'1 x 6'8 (3.38m x 2.03m)
FAMILY BATHROOM:	9'4 x 7'8 (2.84m x 2.34m)
Max measurements provided.	





EXTERNALLY:

This well-proportioned semi-detached home is situated within a popular, quiet and convenient cul-de-sac. The front aspect is approached via a paved/concrete driveway, with low-level walled front boundary along with great scope to create further off-street parking if required. The well-tended front garden is predominantly laid to lawn and enhanced by mature low-level hedging, established shrubs and trees. A high-level conifer hedge provides additional privacy to the left-hand boundary. There is gated access to the front door, with an external wall light. The right side aspect provides a wooden pedestrian gate, opening onto a paved pathway with fenced boundaries, leading down to the well-appointed and highly private rear garden.

Predominantly laid to lawn, with a paved pathway extending to the bottom of the garden, where there is a paved hardstanding area and provision for a garden shed. The garden enjoys an established and mature feel, featuring a variety of well-established bushes, shrubs and trees.

A large paved outdoor entertaining area is accessed directly from the open-plan kitchen space, with further provision for a garden shed. The substantial rear garden also offers excellent potential for a rear extension, subject to the relevant planning permissions and approvals.

Additional external features include an outside tap, external wall lighting, fenced/hedged side boundaries, and a high-level conifer hedge to the rear, ensuring a high degree of privacy throughout the year.

Approximate Size: 1,105 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 '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, without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.



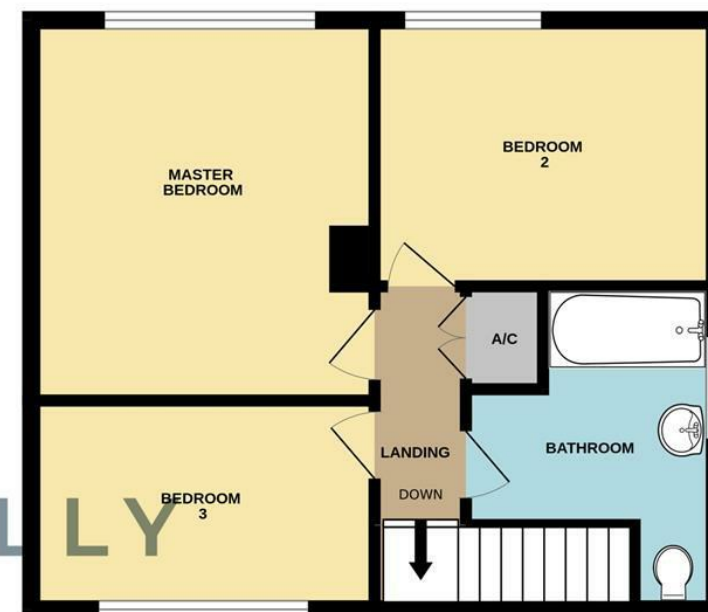
Local Information & Amenities: Balderton

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.

GROUND FLOOR



1ST FLOOR



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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	79
(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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