

Orchard Way, Balderton, Newark

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OLIVER REILLY


every
love story
is beautiful
but ours is my
favourite

Orchard Way, Balderton, Newark

Guide Price £190,000 - £200,000

- ATTRACTIVE SEMI-DETACHED HOME
- LOVELY, QUIET RESIDENTIAL LOCATION
- CONTEMPOARY FIRST FLOOR SHOWER ROOM
- DELIGHTFULLY PRIVATE ENCLOSED REAR GARDEN
- EASE OF ACCESS TO AMENITIES, SCHOOLS & MAIN ROADS
- THREE BEDROOMS
- GENEROUS DUAL-ASPECT LOUNGE/DINER
- GARAGE & BRILLIANT MULTI-VEHICLE DRIVEWAY
- GREAT SCOPE TO MAKE YOUR OWN!
- FULL OF POTENTIAL! VIEWING ADVISED! Tenure: Freehold. EPC 'C'

Guide Price: £190,000 -£200,000 WELCOME TO YOUR NEXT CHAPTER!

There's an abundance of opportunity, both inside and out, with this smashing semi-detached home! Situated in a wonderful residential location, close to a range of excellent amenities, schools and main road links, while retaining a great community feel.

This POTENTIAL-FILLED PROPERTY retains its original layout, presenting an exciting opportunity for you to adapt, enhance or potentially EXTEND THE EXISTING DESIGN- to suit your individual needs, subject to all necessary approvals.

The internal accommodation is welcomed by a sizeable entrance hall, leading into a LARGE DUAL-ASPECT LOUNGE/DINER with complementary laminate flooring, providing plenty of space for a family, alongside a separate fitted kitchen.

The first floor hosts a bright and airy landing, giving access to THREE WELL-PROPORTIONED BEDROOMS and a TASTEFUL MODERN SHOWER ROOM!

Externally, the house occupies a BRILLIANT & PRIVATE PLOT! The extensive driveway provides ample off-street parking for a variety of vehicles, with space suitable for a caravan or motorhome. The driveway continues down to a detached garage, positioned within the wonderfully well-appointed and HIGHLY PRIVATE REAR GARDEN.

The garden itself provides plenty of space to enjoy from the outset, while leaving lots to your imagination should you wish to enhance the outside space and take it to the next level!

Further benefits include uPVC double glazing and gas central heating, via a modern boiler installed in 2022.

This is A LOVELY HOME, READY TO MAKE YOUR OWN!

Packed with SPACE, SCOPE & POTENTIAL, this is a fantastic opportunity to secure a versatile home in an established residential setting. Step inside, see the possibilities and start planning your next chapter!







ENTRANCE HALL: 10'8 x 6'1 (3.25m x 1.85m)

KITCHEN: 10'10 x 8'8 (3.30m x 2.64m)

GENEROUS DUAL-ASPECT LOUNGE/DINER: 22'2 x 11'5 (6.76m x 3.48m)
Max measurements provided.

FIRST FLOOR LANDING: 8'6 x 2'7 (2.59m x 0.79m)

MASTER BEDROOM: 11'6 x 11'3 (3.51m x 3.43m)
Max measurements provided.

BEDROOM TWO: 11'6 x 10'5 (3.51m x 3.18m)
Max measurements provided.

BEDROOM THREE: 7'8 x 7'4 (2.34m x 2.24m)

CONTEMPORARY SHOWER ROOM: 8'4 x 5'6 (2.54m x 1.68m)

DETACHED GARAGE:
Of concrete sectional construction, with a pitched roof. Accessed via wooden double doors.



EXTERNALLY:

This lovely semi-detached home enjoys a delightful residential position in a quiet yet convenient setting, close to local amenities and excellent transport links.

To the front, a dropped kerb provides vehicular access onto a multi-vehicle tarmac driveway, offering ample off-street parking for a range of vehicles, including a caravan or motorhome, subject to size. The front garden is predominantly laid to lawn and complemented by a selection of established shrubs. A uPVC double-glazed front entrance door provides access to the property, while the driveway continues along the left-hand side via two wooden double gates. These open onto additional paved off-street parking, leading down to a large detached sectional garage.

The delightful rear garden is predominantly laid to lawn and features a vast array of established conifer shrubs, together with a paved seating area adjoining the sliding doors from the generous lounge/diner. There is an outside tap, external lighting and fully enclosed side and rear boundaries.

The extensive outdoor space offers excellent potential for a sizeable rear extension, subject to the relevant planning permissions/ approvals, while also providing a wonderful opportunity for you to personalise and make your own.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a modern combination boiler, installed in 2022 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: 760 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 'B'

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.



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	71	78
(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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