

Vicarage Gardens, Balderton, Newark

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OLIVER REILLY



Vicarage Gardens, Balderton, Newark

Asking Price: £260,000

- ATTRACTIVE DETACHED BUNGALOW
- EXCLUSIVE PRIVATE CUL-DE-SAC
- GENEROUS DUAL-ASPECT LOUNGE/DINER
- ATTACHED GARAGE & AMPLE OFF-STREET PARKING
- GAS CENTRAL HEATING & DOUBLE GLAZING THROUGHOUT
- THREE DOUBLE BEDROOMS (TWO WITH FITTED WARDROBES)
- CONVENIENT TO AMENITIES & MAIN ROADS
- CLOAKROOM W.C & MODERN SHOWER ROOM
- LOVELY ENCLOSED REAR GARDEN
- SCOPE TO ENHANCE & MAKE YOUR OWN!

Tenure: Freehold. EPC 'C'



THE PERFECT PLACE TO DOWNSIZE...!

Welcome to Vicarage Gardens! Promising PRIVACY, POTENTIAL and the opportunity to MAKE IT YOUR OWN!

This eye-catching detached residence was constructed in 2006 & occupies an enviable position, tucked away within a quiet, sought-after and exclusive residential cul-de-sac, shared with just four other homes. The property is beautifully approached via an appealing Silver Birch tree-lined driveway, creating an impressive first impression. Whilst retaining CONVENIENCE ON YOUR DOORSTEP!.. Remaining close to an abundance of amenities and transport links, including a regular bus service from Main Street.

Inside, this well-proportioned & adaptable home provides the perfect blank canvas. Neutrally decorated throughout, ready and waiting for its new owners to INJECT THEIR OWN PERSONALITY and individual style!

The bungalow offers almost 1,000 sq. ft. of flexible and free-flowing accommodation, comprising: Entrance hall, cloakroom/W.C, a generous dual-aspect lounge/diner, modern fitted kitchen, THREE DOUBLE BEDROOMS- with the two largest bedrooms benefiting from fitted wardrobes, followed by a contemporary shower room.

Externally, the bungalow is approached via a multi-vehicle block-paved driveway, providing ample off-street parking and leading to an ATTACHED SINGLE GARAGE. Equipped with power, lighting and an electric roller door, while also offering exciting potential for conversion into additional living accommodation, subject to the necessary approvals.

To the rear, the well-appointed garden enjoys a lovely combination of colour, maturity and established planting. Equally, it offers plenty of scope for the new owner to landscape and transform the space to suit their own tastes and requirements.

Further benefits of this attractive detached home include double glazing & gas-fired central heating.

A WARM WELCOME AWAITS... Set your sights on this marvellous detached delight, perfectly positioned and poised to be taken to the next level!





ENTRANCE HALL: 18'6 x 10'4 (5.64m x 3.15m)
Max measurements provided.

CLOAKROOM W.C: 6'8 x 2'10 (2.03m x 0.86m)

DUAL-ASPECT LOUNGE/DINER: 18'2 x 11'8 (5.54m x 3.56m)

KITCHEN: 11'8 x 8'7 (3.56m x 2.62m)

MASTER BEDROOM: 11'9 x 10'3 (3.58m x 3.12m)
With EXTENSIVE FITTED WARDROBES.

BEDROOM TWO: 11'8 x 10'4 (3.56m x 3.15m)
Hosting a DOUBLE FITTED WARDORBE.

BEDROOM THREE: 10'4 x 10'3 (3.15m x 3.12m)
Max measurements provided.

MODERN SHOWER ROOM: 8'7 x 6'8 (2.62m x 2.03m)

ATTACHED SINGLE GARAGE: 19'3 x 9'2 (5.87m x 2.79m)
Of brick built construction, with a pitched tiled roof. Accessed via an electric roller garage door. Equipped with power, lighting and a right sided wooden personal door, giving access to the enclosed rear garden.



EXTERNALLY:
This lovely detached bungalow is situated in a convenient location, surrounded by amenities and close to excellent main roads. The bungalow occupies a lovely private position, tucked away within a quiet cul-de-sac shared with just four other executive homes.

Approached via an attractive tarmac driveway, the setting is complemented by mature Silver Birch trees and slate-shingled borders. The property benefits from ample off-street parking, provided by a combination of tarmac and a block-paved driveway. The front garden is predominantly laid to lawn and enhanced by established bushes and shrubs. A paved pathway with an external security light provides access to both sides of the bungalow.

The left-hand side provides a low-level picket-gated entrance onto additional driveway space, leading to the attached garage, which benefits from an external security light and electric roller door. There is also a side entrance door into the property, with external wall lighting.

There is a wrought-iron pedestrian gate on both sides, with external lighting and a paved pathway. The right hand side also leads to the kitchen side entrance, with an outside tap and onward access to the rear garden.

Well-appointed and predominantly laid to lawn, enjoying a variety of attractive planted borders, incorporating an array of vibrant plants, established bushes and shrubs. A small paved seating area provides a pleasant spot to relax, while additional features include a garden shed and fully fenced boundaries to the sides and rear.

Approximate Size: 995 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 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' (76)
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:

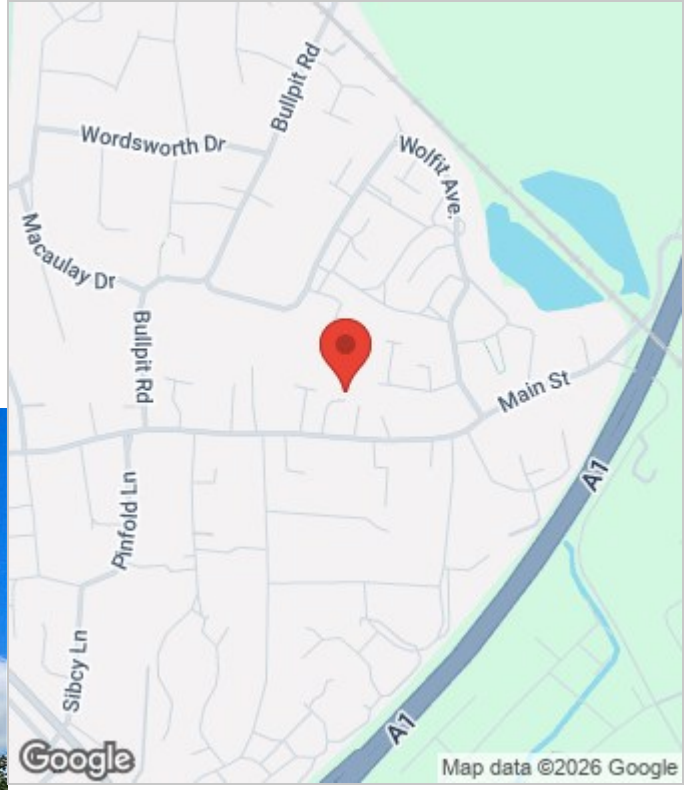
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

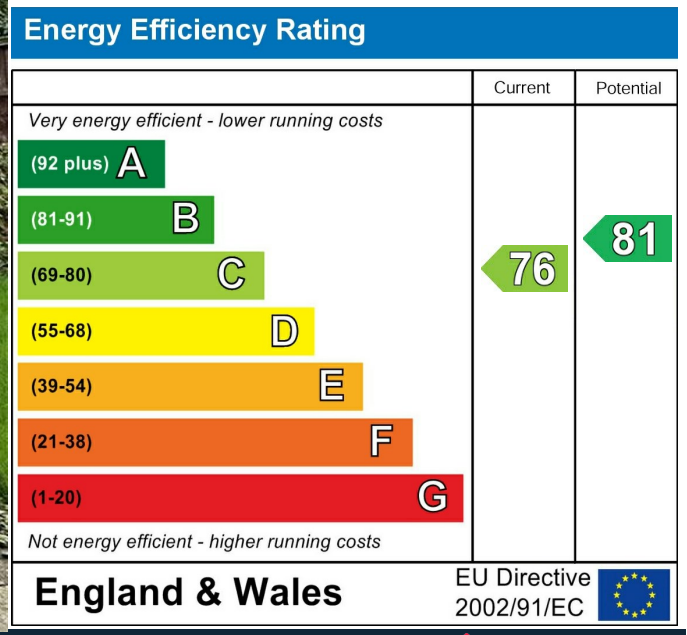


Money Laundering Regulations:
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

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.







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