Orchard Way, Balderton, Newark

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OLIVER REILLY

Orchard Way, Balderton, Newark

Asking Price: £250,000

- EXTENDED DETACHED HOME
- DESIRABLE CUL-DE-SAC IN A POPULAR SETTING
- TWO LARGE RECEPTION ROOMS
- GENEROUS PLOT & WELL-APPOINTED REAR GARDEN
- MODERNISATION REQUIRED- SCOPE TO MAKE YOUR OWN!
- THREE BEDROOMS
- DUAL-ASPECT DINING KITCHEN
- GROUND FLOOR W.C & FIRST FLOOR SHOWER ROOM
- SUBSTANTIAL DRIVEWAY, CARPORT, INTERGAL GARAGE & DETACHED OUTBUILDING/ WORKSHOP
- NO ONWARD CHAIN! Tenure: Freehold. EPC 'D'

READY TO MOVE IN & READY TO MAKE YOUR OWN!

Make the most of this exciting opportunity to acquire a sizeable detached family home, enjoying a lovely position within a quiet & attractive cul-de-sac. Well connected to main road networks and local amenities.

This much-loved residence has clearly been well cared for over the years, whilst remaining PRIMED & READY FOR A NEW LEASE OF LIFE! The time has come to see the vision, inject your own personality and create a home that truly reflects your style!

The property occupies a captivating 0.12-acre plot, with generous front & rear gardens, whilst the substantial internal accommodation has been CLEVERLY EXTENDED to provide versatile living space, ideal for a growing family.

The sizeable entrance hall leads to a ground-floor W.C, a dual-aspect dining kitchen, generous living room and an impressive OPEN-PLAN SITTING/ DINING ROOM. Enjoying an abundance of natural light and access to the garden via two sets of sliding doors, creating a seamless flow from the inside, to the outside!

The first floor boasts THREE WELL-PROPORTIONED BEDROOMS and shower room.

Externally, the impressive plot is approached via an expansive driveway, providing off-road parking for a variety of vehicles, including a caravan/motorhome. The driveway continues to an attached carport & garage, complete with electric garage door, power, lighting & EV charger.

The wonderfully well-appointed rear garden is a real credit to this home, providing plenty of room for a growing family to enjoy! A particularly useful DETACHED OUTBUILDING/ WORKSHOP could lend itself perfectly to use as a home office, hobby room or workshop.

Further benefits include uPVC double glazing, gas central heating via a modern combination boiler & NO ONWARD CHAIN!

If you're looking for a home that offers PERFECT PROPORTIONS, a great plot & the chance to make it your own! LOOK NO FURTHER! This potential-filled property holds all the key features to be taken to the next level

ENTRANCE HALL: 12'5 x 5'10 (3.78m x 1.78m)

GROUND FLOOR W.C: 6'4 x 2'5 (1.93m x 0.74m)

DINING KITCHEN: 16'9 x 9'8 (5.11m x 2.95m)

GENEROUS LIVING ROOM: 16'10 x 11'9 (5.13m x 3.58m)
Max measurements provided.

EXTENDED SITTING/DINING ROOM: 16'2 x 8'3 (4.93m x 2.51m)

FIRST FLOOR LANDING: 11'3 x 6'3 (3.43m x 1.91m)

MASTER BEDROOM: 14'9 x 9'6 (4.50m x 2.90m)
Max measurements provided.

BEDROOM TWO: 12'4 x 9'6 (3.76m x 2.90m)

BEDROOM THREE/ STUDY: 9'2 x 7'5 (2.79m x 2.26m)
A further well-appointed bedroom that is currently setup as a functional home office/ study. Max measurements provided.

FIRST FLOOR SHOWER ROOM: 6'5 x 6'3 (1.96m x 1.91m)

CARPORT: 12'8 x 11'5 (3.86m x 3.48m)
With continuation of the concrete driveway, with block paved effect finish. Of uPVC construction with a sloped poly-carbonate roof. A uPVC personal door, with five-lever lock opens onto a useful passageway, down to the rear garden. Access into the attached garage. Max measurements provided.

ATTACHED GARAGE: 19'10 x 8'6 (6.05m x 2.59m)
Of brick built construction. Accessed via an electric garage door. Equipped with power, lighting and an EV charger. Access to the electrical RCD consumer unit gas and electricity metres. Boasting great scope to be utilised into additional living accommodation. Subject to relevant approvals.

DETACHED OUTBUILDING/ WORKSHOP: 9'7 x 8'8 (2.92m x 2.64m)

Of breeze-block construction, with a sloped roof .Accessed via a left sided wooden personal door, with two windows to the front elevation. Equipped with power, lighting and a work bench. Boasting great scope to be used for a variety of purposes, including a functional home office.

EXTERNALLY:

The spacious, extended detached home enjoys a pleasant position within a desirable residential cul-de-sac. The property is well connected to local amenities, communities and the main road networks.

Occupying an enviable plot, the property is approached via a dropped kerb providing access to a substantial concrete driveway with block-paved effect finish, offering ample off-road parking for a wide range of vehicles, including a caravan /motorhome, with an outside tap. The driveway leads to an attached carport, which provides access to an attached single garage fitted with an electric garage door. There is excellent potential to create additional off-road parking, if required. The frontage benefits from fenced side boundaries and low-level walled/ brick pillared boundaries to the front.

A useful passageway to the right-hand side of the property leads through to the well-appointed and fully enclosed rear garden. The garden is partially laid to lawn and extensively paved, featuring an attractive pond with complementary raised planting. There is access to a useful detached outbuilding/workshop, which benefits from an external wall light.
The rear garden also provides extensive paved hardstanding, together with a timber pergola, grapevine and a garden shed. Further features include a small greenhouse. The garden is enclosed by breeze-block side boundaries and a high-level fenced rear boundary.

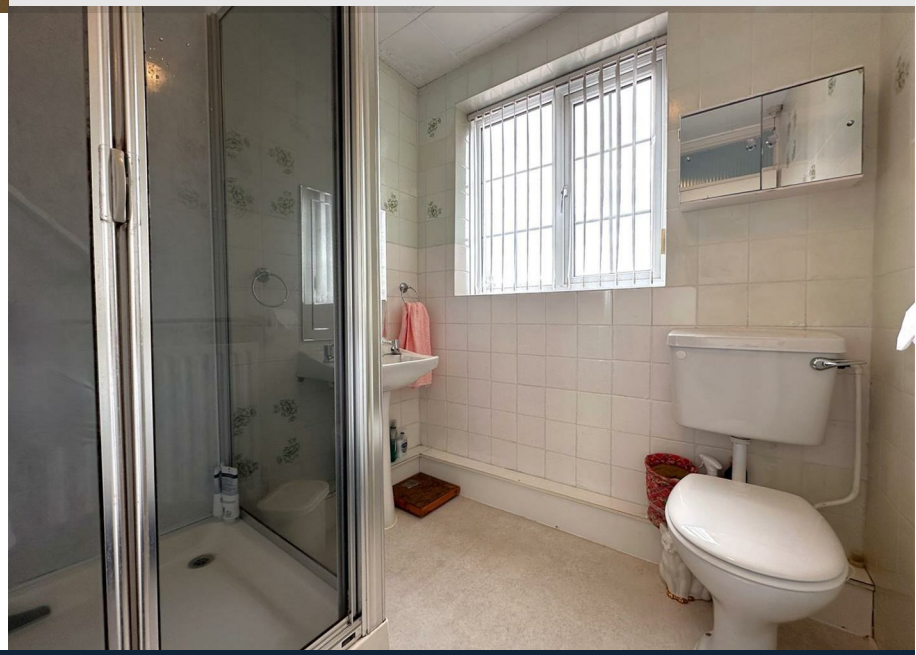
Approximate Size: 1,195 Square Ft.
Measurements are approximate and for guidance only. This includes the attached garage.

Services:
Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a modern 'BAXI' boiler, installed in the last three years 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: 'D'

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:

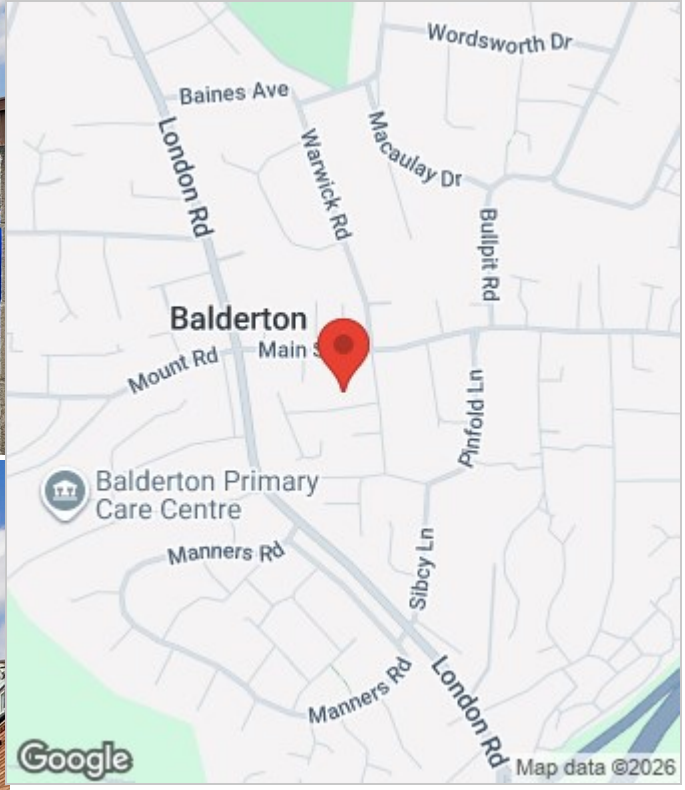
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

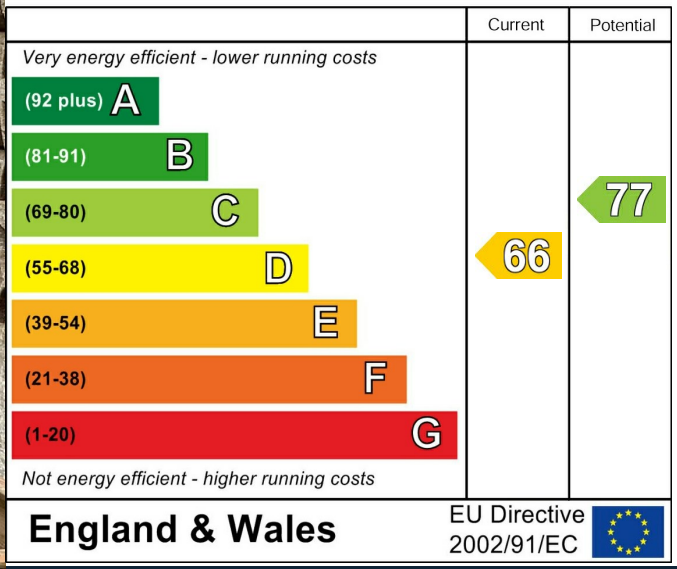
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

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



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