Mead Way, Balderton, Newark

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OLIVER REILLY

Mead Way, Balderton, Newark

Guide Price £270,000 - £280,000

- SPACIOUS & MODERN DETACHED HOME
- CONVENIENT RESIDENTIAL LOCATION!
- GROUND FLOOR W.C. FIRST FLOOR BATHROOM & EN-SUITE SHOWER ROOM
- DETACHED DOUBLE GARAGE & EXTENSIVE MULTI-VEHICLE DRIVEWAY
- EASE OF ACCESS ONTO A1, A46 & TO AMENITIES
- FOUR WELL-PROPORTIONED BEDROOMS
- TWO RECEPTION ROOMS & GLASS-ROOF CONSERVATORY
- LARGE FRONT GARDEN & PRIVATE ENCLOSED REAR GARDEN
- GREAT CONDITION WITH SCOPE TO COSMETICALLY MAKE YOUR OWN!
- NEWLY INSTALLED BOILER & NO CHAIN! Tenure: Freehold. EPC 'C'

Guide Price: £270,000 - £280,000. STOP SEARCHING... YOU'VE FOUND THE ONE!

This is an excellent example of a PICTURE-PERFECT FAMILY HOME! Occupying an impressive plot, while retaining a convenient position within a popular location, easily accessible to a wealth of amenities, desirable schools & popular main roads.

This BRILLIANT BOX-TICKER is ready & waiting for a new lease of life! While already well-maintained and enhanced by a variety of attractive modern features, there remains plenty of scope for you to inject your own personality and make your mark!

If you're searching for SPACE & FLEXIBILITY... THIS HOME HAS IT ALL! Commanding over 1,200 sq ft of free-flowing accommodation, the property is bright, airy and perfectly suited to modern-day family living.

The accommodation begins with an inviting entrance hall, a convenient ground-floor W.C. Huge compliments await the sizeable 16FT DUAL-ASPECT LOUNGE, with double doors into a separate dining room, which in turn flows through to a delightful GLASS-ROOF CONSERVATORY, enjoying lovely views across the rear garden.

The true heart of the home lies in the MAGNIFICENT & MODERN BREAKFAST KITCHEN, providing a stylish and practical space for everyday family life.

The galleried first-floor landing provides access to FOUR WELL-PROPORTIONED BEDROOMS, with the master bedroom further enhanced by extensive fitted wardrobes & a superbly STYLISH EN-SUITE SHOWER ROOM. Equally matched by the CONTEMPORARY FAMILY BATHROOM!

Externally, the house is greeted by a SUBSTANTIAL MULTI-VEHICLE DRIVEWAY, ensuring excellent side-by-side parking and access to a DETACHED DOUBLE GARAGE, equipped with power, lighting & an electric door.

There is plenty of scope to get creative with the WONDERFULLY WELL-APPOINTED REAR GARDEN. Most importantly, it remains HIGHLY PRIVATE, with ample space for the whole family.

YOUR NEW FAMILY HOME AWAITS! Offering a fantastic sense of SPACE, SCOPE & VERSATILITY, all within a splendid family-orientated setting!

ENTRANCE HALL: 8'6 x 6'10 (2.59m x 2.08m)

GROUND FLOOR W.C: 6'5 x 2'7 (1.96m x 0.79m)

LARGE DUAL-ASPECT LOUNGE: 16'4 x 13'1 (4.98m x 3.99m)

DINING ROOM: 11'1 x 9'6 (3.38m x 2.90m)

GLASS-ROOF CONSERVATORY: 9'6 x 8'4 (2.90m x 2.54m)
Of part brick & uPVC construction, with a pitched glass-roof. Providing complementary tiled flooring., a ceiling light fitting, double power socket and a wall-mounted electric heater. uPVC double glazed windows to both side and rear elevations. uPVC double glazed French doors open out to the enclosed garden.

STYLISH MODERN BREAKFAST KITCHEN: 15'1 x 10'10 (4.60m x 3.30m)
Max measurements provided.

GALLERIED FIRST-FLOOR LANDING: 9'8 x 8'5 (2.95m x 2.57m)
Max measurements provided.

MASTER BEDROOM WITH FITTED WARDROBES: 10'10 x 9'9 (3.30m x 2.97m)
Max measurements provided up to extensive fitted wardrobes.

FABULOUS MODERN EN-SUITE: 7'5 x 5'9 (2.26m x 1.75m)
Max measurements provided.

BEDROOM TWO: 11'5 x 11'3 (3.48m x 3.43m)
Max measurements provided.

BEDROOM THREE: 10'0 x 9'8 (3.05m x 2.95m)
Max measurements provided.

BEDROOM FOUR: 10'4 x 7'1 (3.15m x 2.16m)
Max measurements provided.

CONTEMPORARY FAMILY BATHROOM: 7'9 x 6'3 (2.36m x 1.91m)

DETACHED DOUBLE GARAGE: 17'7 x 16'7 (5.36m x 5.05m)

Of brick built construction, with a pitched tiled roof. Accessed via an electric up/ over garage door. Equipped with power, lighting and useful over-head eaves storage. Wooden window to the left side elevation. A wooden personal door to the left side aspect opens out to the enclosed rear garden.

EXTERNALLY:

This substantial detached family residence occupies a prominent position within a popular residential location, conveniently placed for access to a wealth of amenities, popular schools and main road links.

The property is greeted by a generous front garden, predominantly laid to lawn with a small variety of trees and shrubs, accompanied by attractive wrought-iron railings. A paved pathway leads to the front entrance porch, with a sloped tiled canopy and external wall light. There is also access to the concealed electricity meter.

A dropped kerb provides vehicular access onto an EXTENSIVE MULTI-VEHICLE TARMAC DRIVEWAY, offering excellent side-by-side off-street parking for numerous vehicles. The driveway continues down the right- hand-side of the property to a DETACHED DOUBLE GARAGE, equipped with an electric up-and-over door.

A wooden pedestrian gate opens into the wonderfully well-appointed and HIGHLY PRIVATE REAR GARDEN. Predominantly laid to lawn, the garden is complemented by a small variety of established bushes and trees, helping to create an attractive and secluded setting. A paved pathway leads from the pedestrian door within the breakfast kitchen down towards the detached double garage, which also benefits from separate pedestrian access. Further external features include an outside tap and partially fenced side and rear boundaries, with the established surroundings combining to create an excellent degree of privacy throughout the year.

Approximate Size: 1,230 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 via a NEWLY INSTALLED 'IDEAL' combination boiler, within the last 12 months 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 'D'

EPC: Energy Performance Rating: 'C' (71)

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

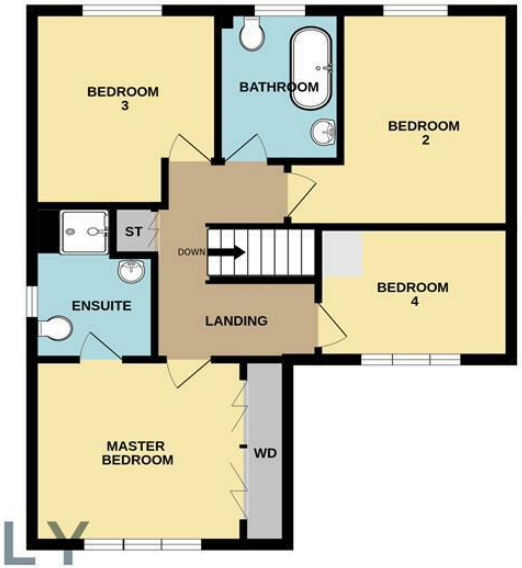
Balderton is situated on the outskirts of the Historic market Town of Newark-On-Trent, approximately 3 miles away, where you will find a wide selection of Independent retailers/high street shops, public houses, restaurants, and eye-catching sites to see including a wonderful Georgian market square. The 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.

GROUND FLOOR

1ST FLOOR



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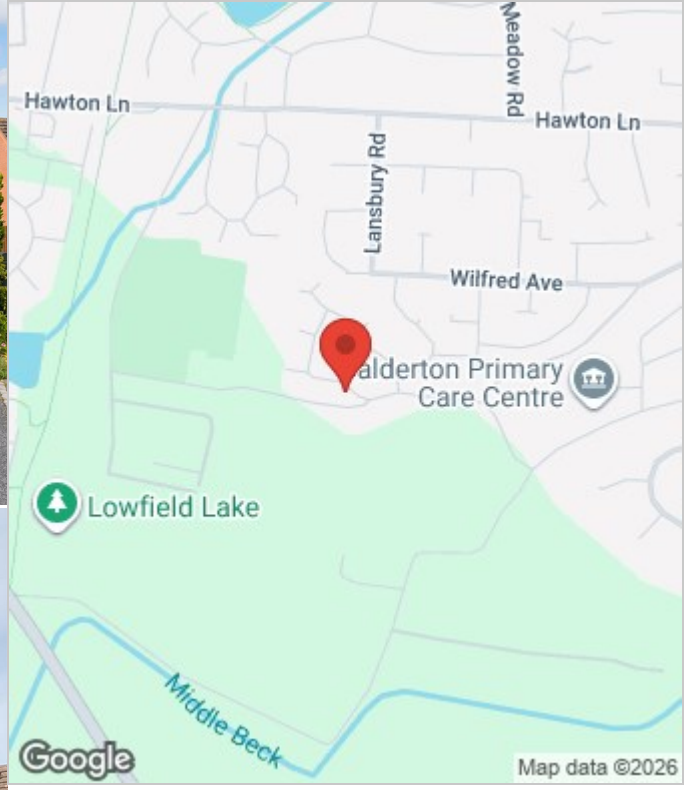
Money Laundering Regulations:

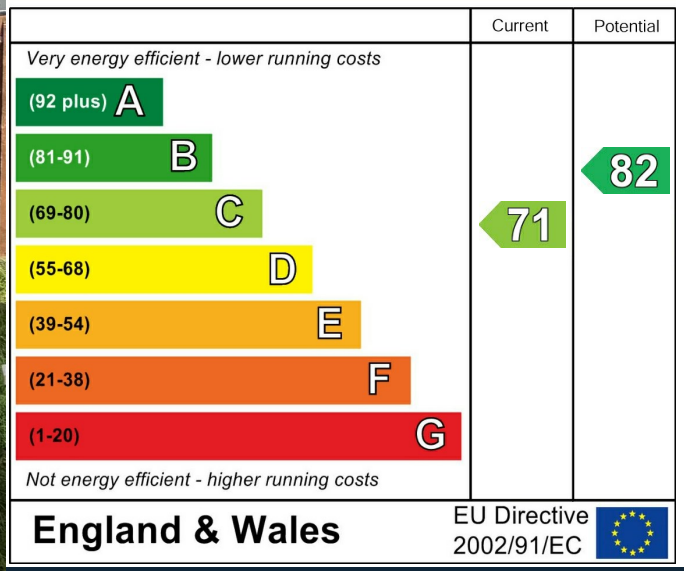
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

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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