

Worthington Road, Balderton, Newark

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OLIVER REILLY



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Guide Price £230,000 - £240,000

- STYLISH & MODERN DETACHED HOME
- SECLUDED CUL-DE-SAC POSITION
- FABULOUS MODERN KITCHEN WITH INTEGRATED APPLIANCES
- SINGLE GARAGE & MULTI-VEHICLE DRIVEWAY
- CLOSE TO AMENITIES, SCHOOLS & MAIN ROADS
- THREE BEDROOMS WITH FITTED WARDROBES
- TWO RECEPTION ROOMS & LOVELY CONSERVATORY
- GROUND FLOOR W.C. FIRST FLOOR BATHROOM & EN-SUITE
- WELL-APPOINTED WRAP-AROUND GARDEN
- EXCELLENT CONDITION! A MUST VIEW! Tenure: Freehold. EPC 'D'

Guide Price: £230,000 - £240,000. MADE FOR FAMILY LIFE!

From the moment you step inside, it is clear that this is a home that has been lovingly maintained, tastefully enhanced and thoughtfully cared for. This outstanding detached residence is completely MOVE-IN READY! Offering the perfect opportunity for buyers seeking a stylish home they can settle straight into.

Tucked away within a quiet and sought-after residential cul-de-sac, this MODERN GEM enjoys a peaceful position while remaining conveniently connected to the wide range of amenities available in Balderton, as well as popular schools and excellent road links. Defined as A TRUE BOX-TICKER of a home!

The BRIGHT & BEAUTIFULLY PRESENTED accommodation comprises: Inviting entrance hall, ground-floor W.C and a SPACIOUS LIVING ROOM, leading into a lovely conservatory. A separate dining room with feature wall panelling flows seamlessly into the FABULOUS CONTEMPORARY KITCHEN, fitted with soft-close units and a range of integrated appliances.

To the first floor are THREE BEDROOMS! All benefiting from fitted wardrobes. The master bedroom is further enhanced by a STYLISH EN-SUITE SHOWER ROOM, while a cracking contemporary family bathroom serves the remaining two bedrooms.

Externally, the property occupies a FANTASTIC WRAP-AROUND PLOT! To the front, a generous multi-vehicle driveway provides ample off-road parking and leads to a SINGLE GARAGE. Complete with power, lighting and an electric roller door.

The family-friendly rear garden offers plenty of space for everyone to enjoy, with a variety of seating and entertaining areas complemented by generous, low-maintenance outdoor space.

Further benefits include uPVC double glazing and gas central heating.

With its practical layout, private wrap-around plot and perfectly placed position, this striking and stylish contemporary home has all the key ingredients READY TO CALL HOME!







ENTRANCE HALL: 5'5 x 5'1 (1.65m x 1.55m)

GROUND FLOOR W.C: 5'5 x 2'7 (1.65m x 0.79m)

GENEROUS LIVING ROOM: 15'10 x 10'10 (4.83m x 3.30m)

DINING ROOM: 8'7 x 7'5 (2.62m x 2.26m)

FABULOUS MODERN KITCHEN: 9'9 x 8'6 (2.97m x 2.59m)

LOVELY CONSERVATORY: 10'10 x 10'1 (3.30m x 3.07m)
Of part brick and uPVC construction, with a pitched poly-carbonate roof. Providing tiled flooring, uPVC double glazed window to both side and rear elevations. uPVC double glazed French doors lead out to the lovely, private rear garden.

FIRST FLOOR LANDING: 6'5 x 5'6 (1.96m x 1.68m)

MASTER BEDROOM: 11'9 x 8'10 (3.58m x 2.69m)
With Extensive fitted wardrobes.

EN-SUITE SHOWER ROOM: 5'4 x 5'2 (1.63m x 1.57m)

BEDROOM TWO: 10'4 x 7'7 (3.15m x 2.31m)
With open fitted wardrobe and a useful/ open over-stairs storage space.

BEDROOM THREE: 7'8 x 7'8 (2.34m x 2.34m)
With open fitted wardrobe.

STYLISH FAMILY BATHROOM: 6;4 x 5'6 (1.83m;1.22m x 1.68m)

SINGLE GARAGE: 16'5 x 8'3 (5.00m x 2.51m)
Of brick built construction, with a pitched tiled roof. Accessed via an anthracite grey electric roller garage door. Equipped with power and lighting.



EXTERNALLY:

This attractive and modern detached home enjoys a secluded position within a popular residential cul-de-sac. The property is welcomed by a generous tarmac driveway, providing off-street parking and access to the detached garage, which benefits from an electric roller garage door. The low-maintenance frontage is complemented by slate shingles, with additional off-street parking available, if required. A paved pathway leads to the composite front entrance door, which is sheltered by a storm canopy, with two external up/down lights. There is also concealed access to the gas meter.

A secure wooden pedestrian gate opens through to the well-appointed and thoughtfully tiered rear garden. Predominantly laid to lawn, the garden features a generous and raised decked seating terrace, complete with a timber-framed pergola. To the left-hand side is an additional/ extensive paved seating area, together with gravelled hardstanding/provision for a garden shed, along with an external security light. The right-hand side aspect provides a further pedestrian gate, with paved pathway and gravelled borders leading down to a concrete seating area. This space benefits from an outside tap and raised planted beds, complemented by slate-shingle detailing.

The garden enjoys a high degree of privacy, with fully fenced side and rear boundaries, creating an ideal outdoor family-sized space, ready for your immediate enjoyment!

Approximate Size: 853 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 modern 'IDEAL' combination boiler 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.

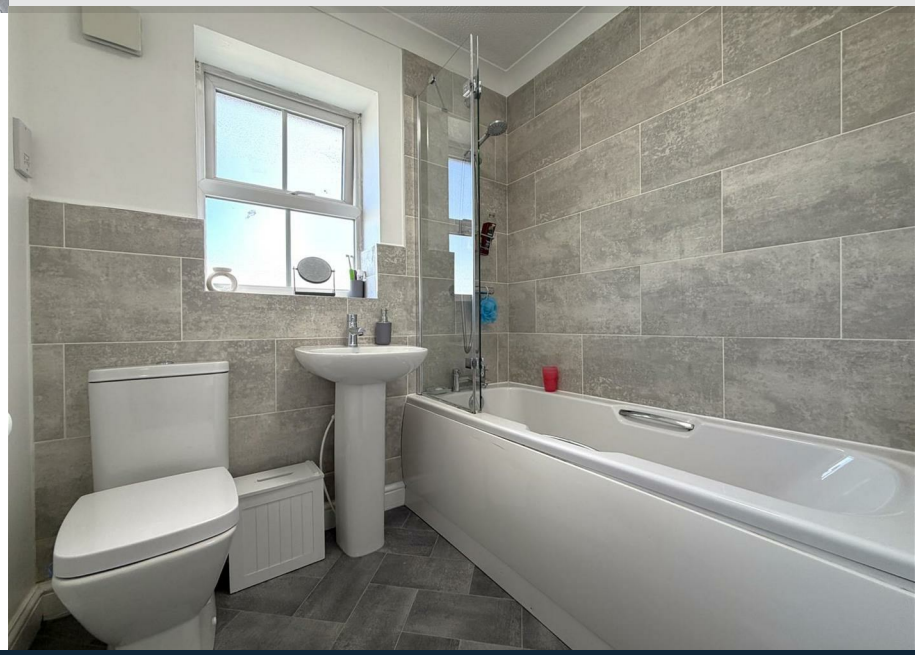
Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'C'

EPC: Energy Performance Rating: 'D' (61)

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.

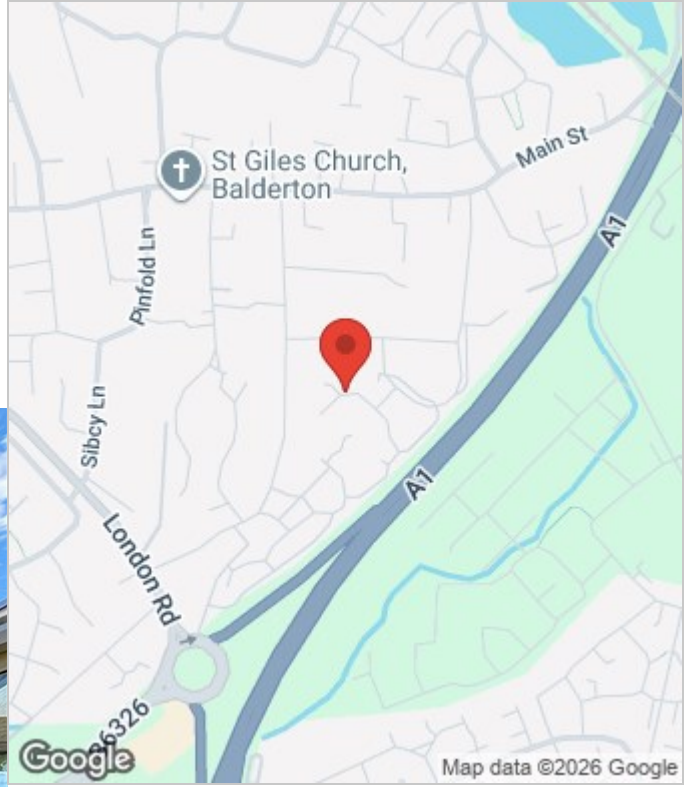


Viewing Arrangements:
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

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		77
(55-68) D	61	
(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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