



Waltham Close, Balderton, Newark

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OLIVER REILLY



Waltham Close, Balderton, Newark

- LOVELY DETACHED HOME
 - DELIGHTFUL RESIDENTIAL CUL-DE-SAC
 - BRAND NEW GAS COMBINATION BOILER- INSTALLED IN OCTOBER 2026
 - DETACHED GARAGE & MULTI-VEHICLE DRIVEWAY
 - EXCELLENT CONDITION- A GREAT BLANK CANVAS!
- THREE BEDROOMS
 - GENEROUS DUAL-ASPECT LOUNGE/DINER
 - GENEROUS GARDEN WITH POTENTIAL TO EXTEND (STPP)
 - EASE OF ACCESS TO SCHOOLS, AMENITIES & MAIN ROADS
 - NO ONWARD CHAIN! Tenure: Freehold. EPC 'D'

Guide Price: £190,000 - £200,000. FAMILY FRIENDLY & FULL OF POTENTIAL!

Occupying a delightful position within a peaceful, highly regarded and well-connected residential cul-de-sac, this attractive THREE-BEDROOM DETACHED HOME offers an exciting opportunity for buyers seeking space, comfort and the freedom to create something truly special! Ideally situated within easy reach of a wealth of local amenities, excellent transport links and a selection of popular primary/secondary schools.

BEAUTIFULLY MAINTAINED THROUGHOUT, this much-loved home provides a FANTASTIC BLANK CANVAS for prospective purchasers to introduce their own style and personality. With a generous plot offering considerably more outside space than you might initially expect, there is also TREMENDOUS SCOPE TO ENHANCE, RECONFIGURE OR EXTEND, subject to the planning permissions.

The well-balanced and free-flowing accommodation begins with a welcoming entrance hall, leading through to a GENEROUS DUAL-ASPECT LOUNGE/DINER, enjoying an abundance of natural light. A well-appointed fitted kitchen completes the ground-floor.

The first floor hosts THREE WELL-PROPORTIONED BEDROOMS, alongside a modern family bathroom.

EXTERNALLY, THE SPACE & POTENTIAL CONTINUE TO IMPRESS! enjoying an attractive, substantial frontage, complemented by an EXTENSIVE MULTI-VEHICLE DRIVEWAY, which leads to a detached brick-built garage, complete with power & lighting.

To the rear, a GENEROUS FAMILY-FRIENDLY GARDEN provides the perfect setting for outdoor relaxation and enjoyment. Offering a wonderful balance of manageable maintenance and usable space. Presenting exciting opportunities for landscaping & future improvements.

Further noteworthy benefits include gas central heating, via A BRAND-NEW COMBINATION BOILER INSTALLED IN OCTOBER 2026 WITH REMAINING WARRANTY, uPVC double glazing & NO ONWARD CHAIN!

A HOME BRIMMING WITH POTENTIAL & POSSIBILITIES! This fantastic residence offers the perfect foundations for your next chapter!

Guide Price £190,000 - £200,000



ENTRANCE HALL:	12'8 x 5'10 (3.86m x 1.78m)
GENEROUS LOUNGE/DINER: Max measurements provided.	19'10 x 11'6 (6.05m x 3.51m)
FITTED KITCHEN: Max measurements provided.	11'2 x 9'1 (3.40m x 2.77m)
FIRST FLOOR LANDING:	9'5 x 2'8 (2.87m x 0.81m)
MASTER BEDROOM:	11'4 x 8'6 (3.45m x 2.59m)
BEDROOM TWO:	11'2 x 8'4 (3.40m x 2.54m)
BEDROOM THREE: Max measurements provided.	9'5 x 8'3 (2.87m x 2.51m)
FAMILY BATHROOM:	8'6 x 6'4 (2.59m x 1.93m)
DETACHED GARAGE: Of brick built construction, with a pitched tiled roof. Accessed via a manual up/over garage door. Equipped with power, lighting and useful over-head eaves storage.	16'6 x 8'3 (5.03m x 2.51m)





EXTERNALLY:

This MARVELLOUS MODERN DETACHED HOME enjoys a delightful position within a peaceful and well-regarded residential setting, conveniently connected to a wealth of popular local amenities and excellent main road links.

The attractive front aspect provides dropped kerb vehicular access onto an EXTENSIVE MULTI-VEHICLE CONCRETE DRIVEWAY, complemented by a low-maintenance gravelled frontage, which could easily be utilised to create additional off-street parking, if required. The driveway leads to a DETACHED BRICK-BUILT GARAGE, complete with power and lighting. A small paved pathway leads to the front entrance door, whilst a wrought-iron pedestrian gate to the left side aspect opens onto a further paved pathway, enhanced by external security lighting, providing access into the WONDERFULLY PROPORTIONED AND FULLY ENCLOSED REAR GARDEN.

This lovely outdoor space is predominantly laid to lawn, complemented by partially planted borders and attractive low-level decorative fencing. There is A GENEROUS PAVED SEATING AREA, conveniently accessed via a uPVC double-glazed external door from the kitchen, further enhanced low-level decorative wall. Behind the detached garage, a useful concrete hardstanding area offers the perfect position for a garden storage shed. There is an outside tap, external up/ down light and predominantly fenced side and rear boundaries. Creating a secure, fully enclosed and wonderfully family-friendly outdoor environment.

Approximate Size: 720 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 BRAND NEW COMBINATION BOILER- Installed in October 2026 with remaining warranty 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 'B'

EPC: Energy Performance Rating: 'D' (68)

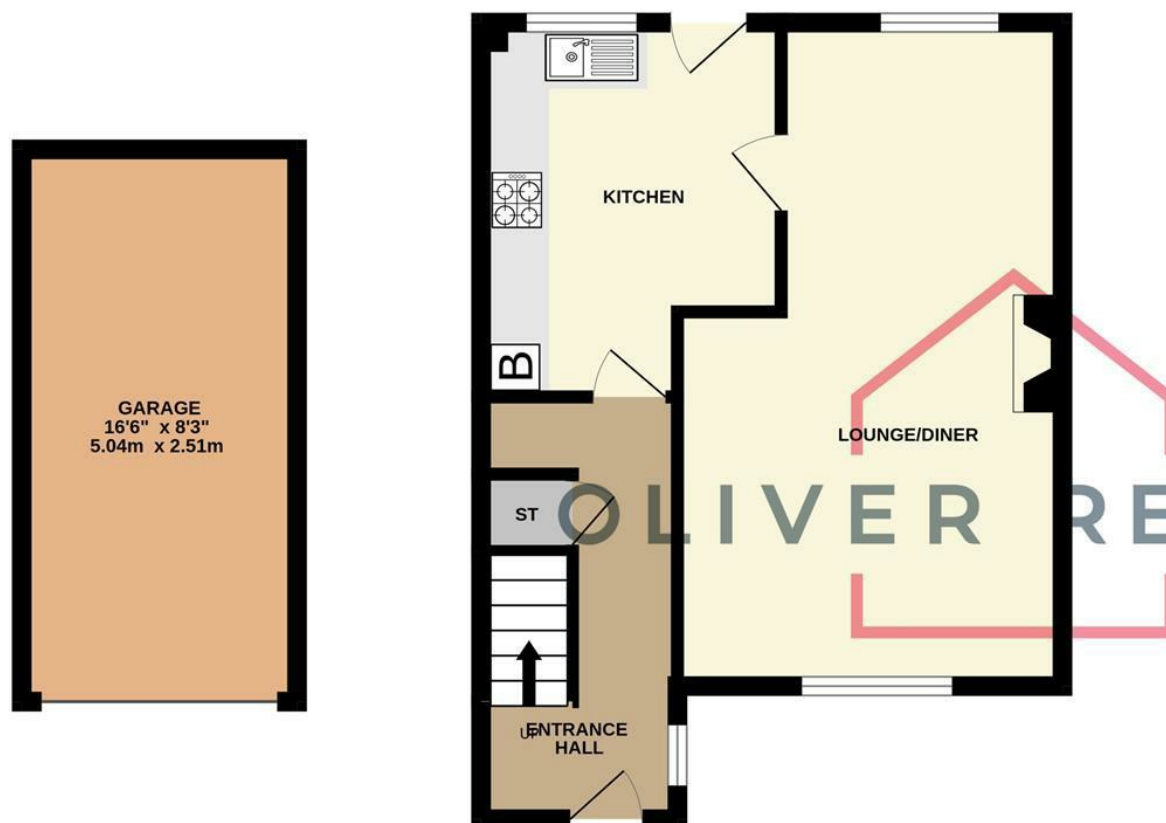
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy 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.

GROUND FLOOR



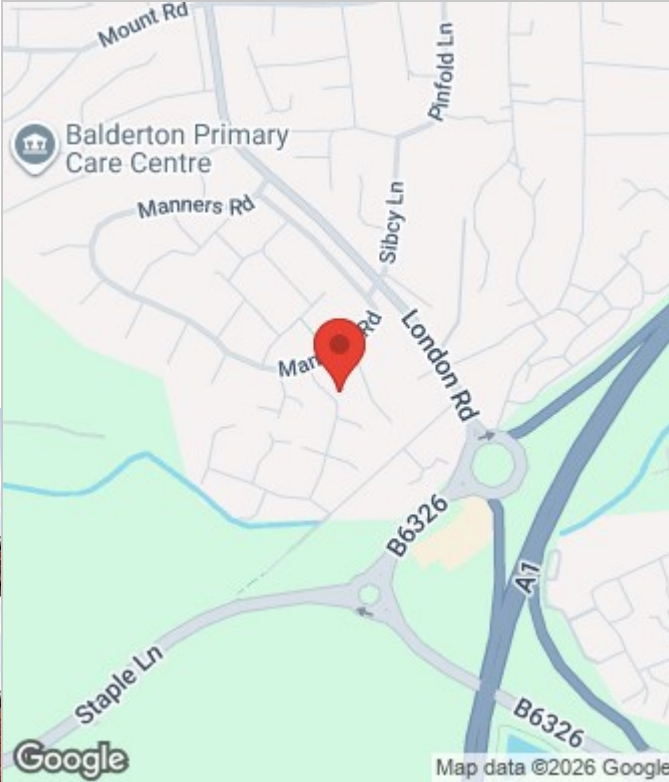
1ST FLOOR



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		84
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

