
Wolfit Avenue, Balderton, Newark
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OLIVER REILLY



Wolfit Avenue, Balderton, Newark

Guide Price £190,000 - £200,000

- SPACIOUS SEMI-DETACHED HOME
- POPULAR LOCATION! CLOSE TO DESIRABLE SCHOOLS
- GROUND FLOOR W.C & UTILITY ROOM
- GENEROUS REAR GARDEN & EXTENSIVE OFF-STREET PARKING
- GAS CENTRAL HEATING & uPVC DOUBLE GLAZING
- THREE WELL-PROPORTIONED BEDROOMS
- LARGE LIVING ROOM & STYLISH DINING KITCHEN
- STYLISH FIRST FLOOR BATHROOM
- EASE OF ACCESS TO AMENITIES & ONTO MAIN ROADS
- EARLY VIEWING ESSENTIAL! Tenure: Freehold. EPC 'D'

Guide Price: £190,000 - £200.000. A FANTASTIC FAMILY HOME!

This PRACTICAL & PERFECTLY PROPORTIONED semi-detached family home enjoys a popular and convenient residential position, within easy reach of a wide array of local amenities, excellent transport links and a selection of HIGHLY SOUGHT-AFTER PRIMARY & SECONDARY SCHOOLS!

This much-loved residence presents a WONDERFUL OPPORTUNITY TO MAKE YOUR OWN, whilst remaining well-maintained and enhanced by stylish finishes, along with attractive neutral décor throughout.

The EXCELLENTLY PROPORTIONED ACCOMMODATION comprises: Entrance hall, a generous living room, spacious inner hallway, ground floor W.C, a STRIKING MODERN DINING KITCHEN and a substantial utility room, providing excellent practicality.

The first floor hosts THREE WELL-PROPORTIONED BEDROOMS, one of which benefits from a fitted wardrobe, alongside a STYLISH CONTEMPORARY FAMILY BATHROOM!

Externally, the sense of space continues! The property is welcomed by an EXTENSIVE TARMAC DRIVEWAY, providing ample off-street parking for up to three vehicles (size dependant), with provision for an EV charging point.

To the rear, the GENEROUSLY SIZED & WELL-APPOINTED GARDEN creates an ideal family retreat! Predominantly laid to lawn, with a substantial seating area, offering the perfect setting for the whole family to enjoy!

Further benefits include uPVC double glazing and gas central heating.

A GREAT PLACE TO START YOUR NEXT CHAPTER!.. Step inside and discover the space, comfort and exciting potential this delightful home has to offer!







ENTRANCE HALL:	6'3 x 6'2 (1.91m x 1.88m)
LARGE LIVING ROOM:	13'9 x 10'9 (4.19m x 3.28m)
INNER HALLWAY:	15'1 x 6'3 (4.60m x 1.91m)
GROUND FLOOR W.C:	5'5 x 2'10 (1.65m x 0.86m)
STYLISH DINING KITCHEN:	13'9 x 10'7 (4.19m x 3.23m)
LARGE UTILITY ROOM:	10'2 x 6'4 (3.10m x 1.93m)
FIRST FLOOR LANDING:	8'3 x 6'5 (2.51m x 1.96m)
MASTER BEDROOM:	13'8 x 122'6 (4.17m x 37.34m)

WITH FITTED WARDROBE. Max measurements provided.

BEDROOM TWO:	13'8 x 9'2 (4.17m x 2.79m)
BEDROOM THREE:	9'7 x 6'9 (2.92m x 2.06m)

With fitted storage cupboard. Max measurements provided.

CONTEMPORARY FAMILY BATHROOM:	6'10 x 6'3 (2.08m x 1.91m)



EXTERNALLY:

This spacious semi-detached home occupies a popular and convenient residential location, within easy reach of local amenities, major road networks and a range of highly sought-after schools.

The property is approached via a dropped kerb providing vehicular access onto an extensive tarmac driveway, offering ample off-street parking for up to three vehicles, together with provision for an EV charging point. The driveway leads to the front entrance door, with a storm canopy above. The front aspect features a mature hedged boundary to the left-hand side, with open boundaries to the front and right. A timber pedestrian gate to the right-hand side provides access to a concrete pathway leading through to the well-appointed rear garden.

The generously proportioned rear garden is predominantly laid to lawn, complemented by partially planted borders and a substantial concrete seating area, ideal for outdoor seating and entertaining. There is also provision for two large garden sheds, offering excellent potential for additional storage. Further practical features include an outside tap, external security lighting and a double outdoor power socket. The garden enjoys fully fenced side and rear boundaries, providing a good degree of privacy and security.

Approximate Size: 910 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 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 'A'

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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	58	
(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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