
Keats Road, Balderton, Newark
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OLIVER REILLY


FAMILY
NEVER FORGET
THE
ABSOLUTE
LEGENDS

Keats Road, Balderton, Newark

Guide Price £325,000 - £335,000

- STUNNING & EXTENDED DETACHED BUNGALOW
- QUIET CUL-DE-SAC POSITION ON A 0.15 ACRE PLOT
- FABULOUS CONTEMPORARY KITCHEN
- DETACHED GARAGE & SUBSTANTIAL DRIVEWAY
- CLOSE TO AMENITIES, MAIN ROADS & GREAT TRANSPORT LINKS!
- THREE DOUBLE BEDROOMS
- GENEROUS TRIPLE-ASPECT LIVING SPACE
- MODERN FAMILY BATHROOM & EN-SUITE SHOWER ROOM
- PRIVATE & LANDSCAPED REAR GARDEN WITH VEGETABLE PLOT!
- NO ONWARD CHAIN! Tenure: Freehold. EPC 'C'

Guide Price: £325,000 - £335,000. A BREATH OF FRESH AIR! **NO CHAIN!**

CONTEMPORARY ELEGANCE MEETS EXCEPTIONAL SPACE! This impressive THREE DOUBLE BEDROOM detached bungalow, has been beautifully enhanced with a FULL REFURBISHMENT. Thoughtfully extended & finished to an exceptional standard throughout whilst occupying a wonderful, private 0.15-acre plot and tucked away within a peaceful cul-de-sac in the heart of Balderton. This remarkable home offers the perfect combination of STYLE, COMFORT & PRACTICALITY!

STYLISH, SPACIOUS AND SIMPLY READY TO ENJOY! Boasting almost 900 sq. ft. of beautifully presented accommodation, this stunning bungalow has been cleverly redesigned to create a fabulous, free-flowing layout, which begins with an entrance porch, leading to a welcoming hallway. At the heart of the home is a FABULOUS CONTEMPORARY KITCHEN with Quartz worksurfaces, flowing effortlessly into a GENEROUS TRIPLE-ASPECT LIVING ROOM, flooded with natural light and enhanced by striking anthracite grey sliding doors, opening onto a private paved seating area.

An inner hallway provides access to THREE DOUBLE BEDROOMS, including a beautiful bay-fronted master bedroom, complemented by a stylish EN-SUITE SHOWER ROOM. A further luxurious family bathroom completes the accommodation.

Occupying a superb 0.15-acre plot, this property certainly doesn't disappoint externally. To the front, an extensive, predominantly block-paved driveway provides GENEROUS OFF-STREET PARKING for a wide array of vehicles, continuing towards a DETACHED SINGLE GARAGE, complete with electric garage door.

The delightful rear garden has been thoughtfully landscaped to create a wonderful balance between outdoor entertaining & peaceful relaxation, offering room to unwind! For those with green fingers, a dedicated VEGETABLE GARDEN adds further charm & practicality.

BEAUTIFULLY FINISHED & READY TO MOVE STRAIGHT INTO! This exceptional home is a genuine cut above the rest. Early viewing is HIGHLY RECOMMENDED!







PORCH: 5'8 x 3'2 (1.73m x 0.97m)

INVITING ENTRANCE HALL: 9'9 x 5'2 (2.97m x 1.57m)

FABULOUS MODERN KITCHEN: 15'7 x 13'2 (4.75m x 4.01m)
Max measurements provided.

GENEROUS TRIPLE-ASPECT LOUNGE/DINER: 16'4 x 133'1 (4.98m x 40.56m)

INNER HALLWAY: 16'2 x 2'7 (4.93m x 0.79m)

BAY-FRONTED MASTER BEDROOM: 13'3 x 11'8 (4.04m x 3.56m)
Max measurements provided into bay-window.

STYLISH EN-SUITE SHOWER ROOM: 6'4 x 4'3 (1.93m x 1.30m)

BAY-FRONTED BEDROOM TWO: 11'8 x 11'1 (3.56m x 3.38m)
Max measurements provided into bay-window.

BEDROOM THREE: 10'2 x 8'1 (3.10m x 2.46m)

SUPERB CONTEMPORARY BATHROOM: 6'10 x 6'2 (2.08m x 1.88m)

DETACHED SINGLE GARAGE: 18'2 x9'4 (5.54m x2.84m)
Of concrete sectional construction. Accessed via an electric garage door, with uPVC double glazed window to the rear elevations and a secure left sided metal pedestrian door, opening out to the garden.



EXTERNALLY:

This impressive detached and extended detached bungalow enjoys a prominent yet private position at the head of a peaceful residential cul-de-sac, occupying a generous corner plot extending to approximately 0.15 of an acre.

The property is approached via a substantial block-paved driveway, providing ample off-street parking for a wide variety of vehicles. An extensive slate-shingle frontage offers further versatile parking spaces, ideal for accommodating a caravan, motorhome or larger vehicle. Beautifully maintained, high-level hedging provides excellent screening and privacy, complemented by an attractive paved seating area and a selection of external up-and-down wall lights. Access to the main entrance is provided via a metal-framed storm porch with a sloping polycarbonate roof

The block-paved driveway continues along the right-hand side of the bungalow, leading to a detached garage equipped with an electrically operated garage door. This area also benefits from a concealed gas meter, an outside water tap and additional external up-and-down lighting. The driveway flows seamlessly through to the beautifully appointed private rear garden, which has been thoughtfully landscaped to create a delightful outdoor setting.

Predominantly laid to a lawn, the garden features an extensive paved/slate-shingle seating area, providing wonderful spaces for outdoor dining, entertaining and relaxation. Decorative low-level walling adds further character, while practical features include an additional outside water tap, a double external power socket and a selection of attractive exterior lighting. The generous lounge/diner enjoys direct access to the rear garden through grey uPVC double-glazed sliding patio doors, creating a wonderful connection between the internal living accommodation and the outdoor entertaining spaces. To the side of the property is a charming and productive vegetable garden, featuring a selection of raised planting beds. There is also a further paved hardstanding area, with provision for a garden shed/ summerhouse. The gardens enjoy an exceptional degree of privacy, enhanced by established high-level hedging along the side boundaries and fully enclosed fencing to the rear, creating a peaceful, secluded and highly attractive outdoor environment.

Approximate Size: 850 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 combination boiler, installed in 2025 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: 'C' (69)
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	69	76
(55-68) D		
(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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