



26 Wolfit Avenue, Balderton, Newark,  
NG24 3PH

**£169,995**  
Tel: 01636 611811

 **RICHARD  
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A very well presented three bedroom semi-detached family home situated in a good residential area close to the Chuter Ede primary school and excellent local shops.

The living accommodation includes entrance hall, dining kitchen, utility room and 17' lounge. On the first floor there are three family sized bedrooms, a family bathroom and separate WC. Windows are uPVC double glazed units and the central heating is gas fired. Outside the property is set back with open plan gardens to the front and to the rear there are enclosed gardens. There are pleasant views over the lake adjoining the rear boundary.

This property would be ideal for a family looking for a modern home in a well served residential area. Viewing is highly recommended.

Balderton is a village situated within 3 miles of Newark town centre and commuting distance of Nottingham and Lincoln. Local amenities include Sainsburys, Lidl and Tesco stores, a medical centre, pharmacy, post office and three public houses. Nearby schooling includes Chuter Ede primary school which has an outstanding Ofsted report. Secondary schooling includes the Newark Academy which has a good Ofsted report. There are nearby access points for the A1 and A46 dual carriageways. Fast trains are available from Newark Northgate station with a journey time to London Kings Cross of approximately 75 minutes.

This semi-detached ex-local authority house is constructed with brick elevations under a tiled roof covering. The living accommodation is arranged over two levels and can be described in more detail as follows:

## GROUND FLOOR

### ENTRANCE HALL

6'5 x 6'5 (1.96m x 1.96m)

UPVC double glazed front entrance door, radiator.

### LOUNGE

17'10 x 10'2 (5.44m x 3.10m)

UPVC double glazed windows to the front and rear elevations allow plenty of natural light to this spacious living room, marble fireplace and hearth, wooden fire

surround,, Maxi Bermuda gas fire and central heating back boiler. TV point.



### DINING KITCHEN

14'4 x 11'6 (4.37m x 3.51m)

(narrowing to 8'3)

UPVC double glazed windows to the rear and side elevations, double panelled radiator. There is ample space for a family sized dining table. Kitchen units include base units and drawers with working surfaces over. Inset stainless steel sink and drainer. There is plumbing for an automatic washing machine. Wall mounted cupboards. Useful storage cupboard below stairs, half glazed wooden door giving access to lobby and utility room.



### UTILITY ROOM

7'5 x 6'1 (2.26m x 1.85m)

Fitted units include base cupboards and drawers with working surfaces over, uPVC double glazed window to the front elevation.

### SIDE ENTRANCE PASSAGE

5'8 x 3'4 (1.73m x 1.02m)

UPVC double glazed doors to the front and rear elevations.

### INTEGRAL OUTBUILDING

6'1 x 3'5 (1.85m x 1.04m)

## FIRST FLOOR

### LANDING

Loft access hatch, built in airing cupboard with hot water cylinder, latted shelf.

### WC

Low suite WC, uPVC double glazed window, part tiled walls.

### BEDROOM ONE

12'1 x 10'2 (3.68m x 3.10m)

(plus 4'6 x 3'4)

UPVC double glazed window to front elevation, radiator, cove ceiling.



### BEDROOM TWO

11'1 x 9'8 (3.38m x 2.95m)  
(measurement excluded door recess).

Two radiators, uPVC double glazed windows to front and side elevations.



### BEDROOM THREE

8'2 x 7'11 (2.49m x 2.41m)  
UPVC double glazed window to the rear elevation with pleasant views over adjoining lake. Radiator, built in cupboard.

### BATHROOM

5'6 x 5'3 (1.68m x 1.60m)  
Fitted with a modern white suite including a pedestal wash hand basin and panelled bath, wall mounted Mira Zest shower over, folding glass shower screen. Electrically heated towel rail, ceramic tiled floor, uPVC double glazed window.



### OUTSIDE

The property is set back behind an open plan front garden which is laid to lawn with concrete pathways leading to the front door.

Moving to the rear of the property there are enclosed gardens with close boarded wooden fence to the boundaries. The gardens are laid to lawn with a retaining wall, paved patio terrace and paths. There is a pleasant lake adjoining the rear boundary.



### TIMBER SHED

8'3 x 6'3 (2.51m x 1.91m)

### TENURE

The property is freehold.

### SERVICES

Mains water, electricity, gas and drainage are all connected to the property.

### VIEWING

Strictly by appointment with the selling agents.

### POSSESSION

Vacant possession will be given on completion.

### MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### COUNCIL TAX

The property comes under Newark and Sherwood District Council Tax Band A.

### Ground Floor

Approx. 40.9 sq. metres (440.7 sq. feet)



### First Floor

Approx. 42.3 sq. metres (455.1 sq. feet)



Total area: approx. 83.2 sq. metres (895.9 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

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Thinking of selling? For a FREE no obligation quotation call 01636 611811



**RICS**



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