



Jericho Road, Balderton,

3 1 2 D

OLIVER REILLY



Jericho Road, Balderton, Newark

- SUPERB SEMI-DETACHED HOME
- QUIET & CONVENIENT CUL-DE-SAC
- GF W.C & FABULOUS FIRST FLOOR BATHROOM
- DETACHED GARAGE & MULTI-VEHICLE DRIVEWAY
- EASE OF ACCESS ONTO A1, A46 & TO AMENITIES
- THREE WELL-PROPORTIONED BEDROOMS
- TWO RECEPTION ROOMS
- STYLISH CONTEMPORARY KITCHEN
- LOVELY LOW-MAINTENANCE GARDEN WITH UNSPOILED OUTLOOK
- EXCELLENT CONDITION! A MUST VIEW! Tenure: Freehold. EPC 'D'

Guide Price: £220,000-£230,000. A MARVELLOUS MODERN-DAY GEM!

STOP!... and take a look at this eye-catching semi-detached home, pleasantly positioned in a quiet cul-de-sac, on the edge of Balderton, which hosts a vast array of local amenities and ease of access onto the A1 and A46.

This SUPERBLY PRESENTED contemporary home has been tastefully decorated and OOOZES STYLE & SOPHISTICATION from the moment you STEP INSIDE!... Creating an attractive and sleek design, ready for immediate appreciation!

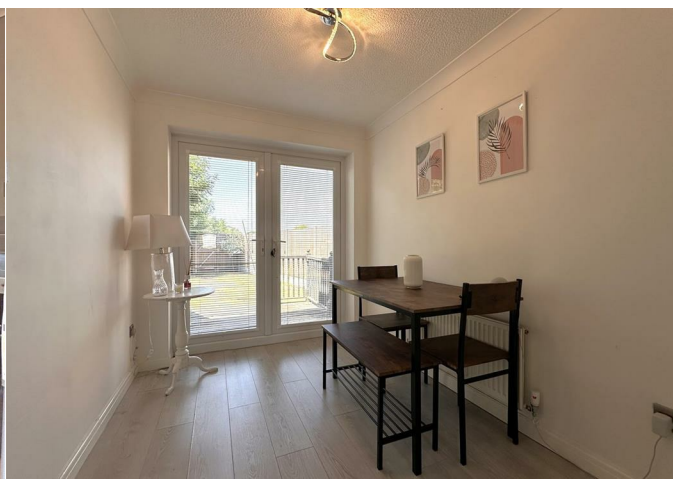
The property enjoys a balanced layout comprising: Inviting entrance hallway, ground floor W.C, two spacious reception rooms and a SUPERB FITTED KITCHEN.

The first floor landing leads into THREE WELL-PROPORTIONED BEDROOMS and FABULOUS MODERN BATHROOM.

Externally, the property promotes a delightful, well-appointed and highly private rear garden, with a raised decked seating area and unspoiled open aspect behind. The front aspect benefits from ample off street parking and access into a LARGER THAN AVERAGE SINGLE GARAGE. Equipped with power and lighting.

Further benefits of this ATTRACTIVE & IMPECCABLE residence include uPVC double glazing throughout and gas central heating via a modern combination boiler, installed in 2022.

STYLISH, SPACIOUS AND READY TO IMPRESS! Come and see for yourself!... We promise you won't leave disappointed!!!



Guide Price £220,000 - £230,000



ENTRANCE HALL: 9'3 x 3'6 (2.82m x 1.07m)

Accessed via a modern composite front entrance door. Providing high-gloss laminate flooring, carpeted stairs rising to the first floor. Access into the lounge and ground floor W.C.

GROUND FLOOR W.C: 5'9 x 2'10 (1.75m x 0.86m)

With tiled flooring, low level W.C and wall mounted ceramic wash hand basin with part walled tiled splash back.

SPACIOUS LOUNGE: 15'2 x 14'2 (4.62m x 4.32m)

A generous reception room, with carpeted flooring. Internal clear glass double doors give access into the dining room. Max measurements provided.

DINING ROOM: 9'0 x 7'2 (2.74m x 2.18m)

With complementary laminate wood effect flooring. Sufficient dining space. uPVC double glazed French doors open out onto the raised decked seating area, providing fitted vertical blinds. Open plan access into the kitchen.

STYLISH MODERN KITCHEN: 9'0 x 7'9 (2.74m x 2.36m)

With laminate wood effect flooring. Providing a wide range of high-gloss fitted wall and base units. Integrated electric oven with four ring gas hob over and extractor fan above. Majority walled tiled splash backs. Provision for a freestanding fridge freezer and under counter dishwasher. Access to the wall mounted electrical RCD consumer unit.

FIRST FLOOR LANDING: 8'10 x 6'2 (2.69m x 1.88m)

Providing carpeted flooring, fitted airing cupboard with sufficient storage space, loft hatch access point with pull-down ladder and part-boarding, leading to the 'Viessmann' combination boiler. Ceiling mounted smoke detector. Access into the family bathroom and all three bedrooms.

MASTER BEDROOM: 14'3 x 8'10 (4.34m x 2.69m)

A generous DOUBLE bedroom with carpeted flooring. Max measurements provided.

BEDROOM TWO: 9'2 x 8'10 (2.79m x 2.69m)

A further DOUBLE bedroom, with carpeted flooring and unspoiled outlook to the rear.

BEDROOM THREE: 12'3 x 6'9 (3.73m x 2.06m)

A well-proportioned single bedroom with carpeted flooring and fitted over stairs storage cupboard. Max measurements provided.



FABULOUS CONTEMPORARY BATHROOM: 6'5 x 6'1 (1.96m x 1.85m)
 Providing contemporary floor coverings. A panelled bath, with chrome mixer tap, mains shower and electric shower facility, with modern floor to ceiling tiled splash backs and wall mounted shower screen. Low level W.C and ceramic wash hand basin with chrome mixer tap and under counter vanity storage unit. Wall mounted chrome heated towel rail and extractor fan.

DETACHED SINGLE GARAGE: 16'10 x 8'2 (5.13m x 2.49m)
 Of brick built construction with a pitched tiled roof. Providing a manual up/ over garage door. Equipped with power and lighting.

EXTERNALLY:
 This eye-catching modern home is pleasantly positioned at the head of a quiet, sought-after and well-connected cul de-sac. The front aspect provides a generous block paved driveway allowing ample off-street parking, with access into the oversized single garage. Fenced side boundary. A secure timber access gate to the right side elevation, gives access onto a block paved pathway with gravelled borders, leading into the well-appointed rear garden. Predominantly laid to lawn with a raised decked seating area with external lighting and central block paved pathway, leading to a secure rear timber access gate. There are fully fencing side and rear boundaries.

Approximate Size: 762 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 VIESSMANN' combination boiler (installed November 2022) 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 (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, from 1st April 2018 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:

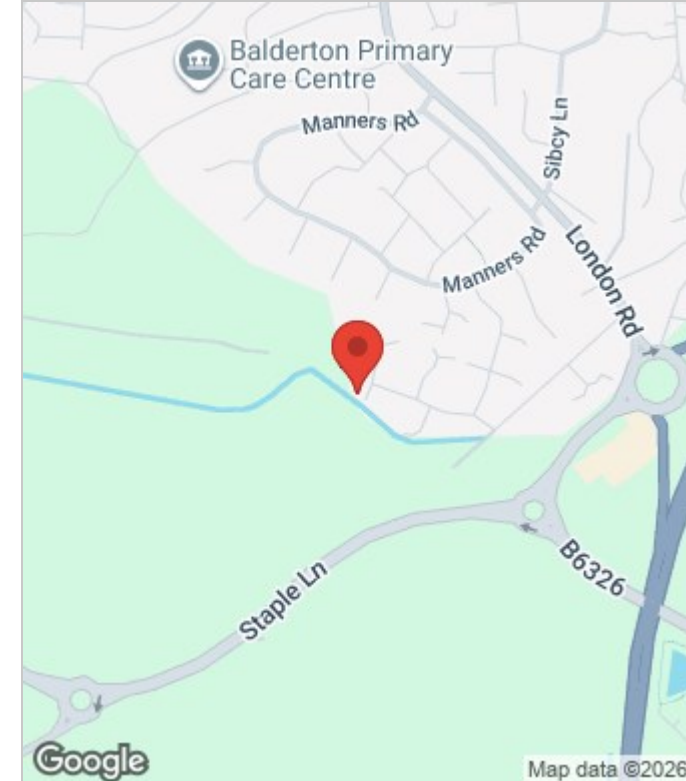
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

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		83
(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 