Clement Avenue, Balderton, Newark

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OLIVER REILLY

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Guide Price £250,000 - £260,000

- EXCELLENT & EXTENDED SEMI-DETACHED BUNGALOW
- LOVELY RESIDENTIAL LOCATION- CLOSE TO AMENITIES!
- LARGE LIVING ROOM & CONSERVATORY
- EXTENSIVE BLOCK PAVED DRIVEWAY
- EASE OF ACCESS TO MAIN ROADS & TRANSPORT LINKS
- THREE WELL-APPOINTED BEDROOMS
- SPACIOUS DINING KITCHEN
- OVERSIZED TANDEM GARAGE
- LOVELY & PRIVATE REAR GARDEN
- NO CHAIN! Tenure: Freehold. EPC 'D'

Guide Price: £250,000 - £260,000. COMFORTABLE LIVING WITH ROOM TO MAKE YOUR OWN!

Situated within a delightful residential area of Balderton, conveniently located for local amenities and transport links, this SUBSTANTIALLY EXTENDED THREE-BEDROOM SEMI-DETACHED BUNGALOW presents an exciting opportunity for buyers seeking generous living accommodation, versatility and the chance to create something truly special!

Boasting a DECEPTIVELY SPACIOUS & THROUGHTFULLY ARRANGED LAYOUT offering an abundance of potential to modernise, personalise and make your own!

The accommodation begins with a welcoming entrance porch, complete with practical fitted storage, leading into an inviting inner hallway, complemented by oak internal doors and BRAND NEW CARPETING.

At the heart of the home lies a GENEROUS OPEN-PLAN DINING KITCHEN, offering ample space for everyday living. Double doors open into an EQUALLY IMPRESSIVE LIVING ROOM, showcasing attractive Parquet flooring and providing access into a delightful conservatory, which enjoys pleasant views over the rear garden.

The bungalow further benefits from THREE WELL-PROPORTIONED BEDROOMS, two of which have been enhanced with BRAND NEW CARPETING, alongside a three-piece family bathroom.

Externally, the property occupies a lovely plot with an abundance of practical outside space. To the front, a SUBSTANTIAL BLOCK-PAVED DRIVEWAY provides extensive off-road parking, including sufficient space to accommodate a caravan/motorhome. Wooden double gates lead down to an impressive 29FT DETACHED TANDEM GARAGE, complete with power & lighting, offering fantastic multi-purpose versatility.

The CHARMING & PRIVATE REAR GARDEN provides a wonderful outdoor retreat, featuring a large pond, established surroundings & variety of secluded seating areas, with plenty of scope for personalisation!

Marketed with NO ONWARD CHAIN! this is a fantastic opportunity to UNLOCK THE FULL POTENTIAL!

EARLY VIEWING IS HIGHLY RECOMMENDED!

ENTRANCE PORCH: 8'2 x 4'2 (2.49m x 1.27m)

INNER HALLWAY: 9'9 x 6'10 (2.97m x 2.08m)

GENEROUS DINING KITCHEN: 16'6 x 14'1 (5.03m x 4.29m)
Max measurements provided.

LARGE LIVING ROOM: 15'5 x 14'1 (4.70m x 4.29m)

CONSERVATORY: 12'3 x 9'9 (3.73m x 2.97m)
Of part brick and uPVC construction with a pitched poly-carbonate roof. Providing complementary laminate flooring, a large single panel radiator, ceiling light fitting with fan and two double power sockets. uPVC double glazed windows to both side and rear elevations. uPVC double glazed French doors open onto the driveway and a uPVC double glazed personal door gives access to the rear garden.

MASTER BEDROOM WITH FITTED WARDROBES: 12'10 x 9'7 (3.91m x 2.92m)
Max measurements provided up to extensive fitted wardrobes.

BEDROOM TWO: 11'10 x 11'5 (3.61m x 3.48m)

BEDROOM THREE: 12'4 x 8'9 (3.76m x 2.67m)

LARGE TANDEM GARAGE: 29'4 x 9'5 (8.94m x 2.87m)
Of brick built construction with a pitched tiled roof. Accessed via a manual up/over garage door. Equipped with power, lighting and over-head eaves storage. Two uPVC double glazed windows to the right side elevation. An obscure uPVC double glazed personal door and additional composite door to the right side elevation both lead out to the garden.

EXTERNALLY:
This impressive and extensively extended semi-detached bungalow offers far more than initially meets the eye, occupying a highly desirable position within an attractive and established residential location.

To the front, dropped kerb vehicular access leads onto an extensive block-paved driveway with additional gravelled area, providing generous off-road parking for multiple vehicles. A secure caravan security post offers further practicality, whilst fenced side boundaries and a complementary low-level front wall provide an attractive finish. The driveway provides access to the side entrance porch and continues along the left-hand side of the property, where timber double gates open onto further driveway space. This area benefits from an outside tap, external lighting and gravelled borders, leading down to a substantial detached brick-built tandem garage.

Access to the rear garden is available via both the garage and conservatory, opening onto a beautifully maintained and particularly private outdoor space. The rear garden is predominantly laid to lawn, complemented by well-tended planted borders and an attractive raised paved seating area, located at the bottom of the garden. Ideal for outdoor relaxation. Additional features include a brick-built barbecue and a substantial brick-built garden pond with all inset lighting, creating an appealing setting. A large garden shed provides useful additional storage, with further paved hardstanding positioned behind. Fully enclosed fenced boundaries to the sides and rear enhance the garden's excellent degree of privacy, making this a wonderfully secluded and versatile outdoor space.

Approximate Size: 1,055 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 'B'

EPC: Energy Performance Rating: 'D' (58)
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

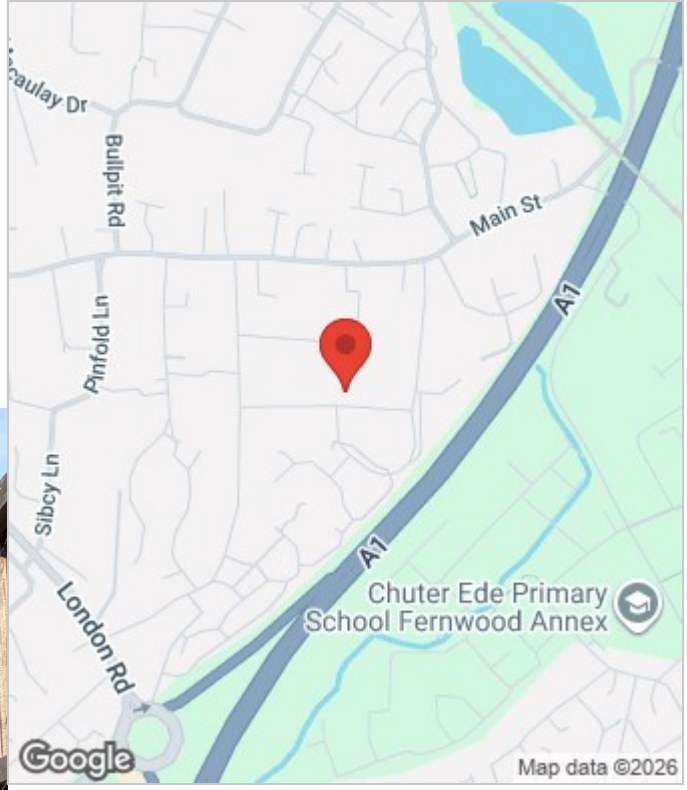
Balderton is situated on the outskirts of the Historic market Town of Newark-On-Trent, approximately 3 miles away, where you will find a wide selection of Independent retailers/high street shops, public houses, restaurants, and eye-catching sites to see including a wonderful Georgian market square. The 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:

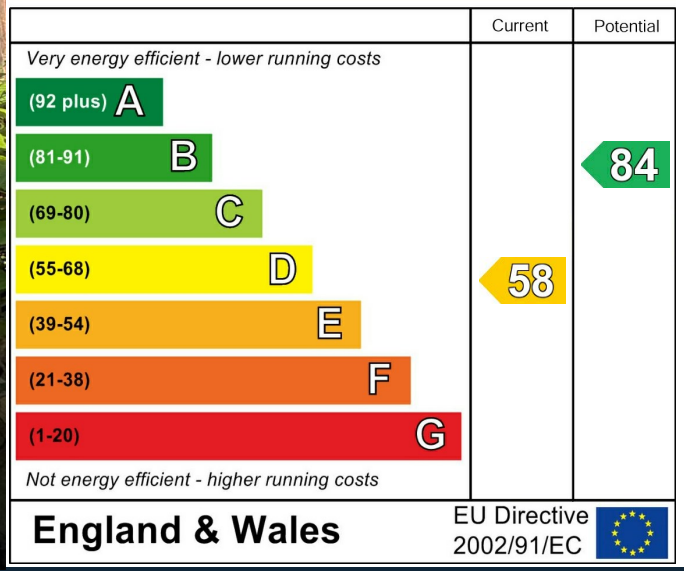
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

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



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