Kingsway, Balderton, Newark

3 1 2 C

OLIVER REILLY

Kingsway, Balderton, Newark

Guide Price £260,000 - £270,000

- SUBLIME LINK-DETACHED HOME
- LOVELY & QUIET CUL-DE-SAC POSITION
- FABULOUS DINING KITCHEN WITH BI-FOLD DOORS
- LARGE 28 FT TANDEM GARAGE WITH GREAT POTENTIAL
- EASE OF ACCESS TO SCHOOLS, AMENITIES & MAIN ROADS
- THREE BEDROOMS
- GENEROUS LIVING ROOM & COSY SNUG WITH LOG BURNER
- CONSERVATORY & UTILITY ROOM
- CORNER PLOT! MULTI-VEHICLE DRIVEWAY & SOUTH-WEST FACING GARDEN
- IMPECCABLE PRESENTATION! NO ONWARD CHAIN! Tenure: Freehold EPC 'C'

Guide Price £260,000 - £270,000 **NO CHAIN!!** MOVE IN AND MAKE MEMORIES!!
What's not to love about this OUTSTANDING link-detached contemporary home. Occupying an enviable CORNER PLOT POSITION at the head of a charming, quiet and well-connected cul-de-sac, set in the heart of Balderton. Closely connected to a wide range of schools, amenities, transport links and idyllic walks around the local lakeside.
You'll fall HEAD OVER HEELS for the SYMPATHETIC TRANSFORMATION undergone both inside and out. Having been lovingly restored and thoughtfully re-designed to create a handsome home, full of CLASS & QUALITY from the outset.
This fabulous family-sized home presents a SUPERB FREE-FLOWING LAYOUT comprising, entrance porch, an inviting inner reception hall, a sizeable living room with MEDIA WALL & INTERNAL BI-FOLD DOORS. Leading through to a BEAUTIFUL OPEN-PLAN DINING KITCHEN. Hosting QUALITY QUARTZ WORK-SURFACES, sandstone tiled flooring, a range of integrated AEG appliances, breakfast bar and ALUMINIUM BI-FOLD DOORS out to a secluded paved seating area. A separate utility room, delightfully cosy snug with LOG BURNER and French doors through to a lovely conservatory with glass-roof.
The BRIGHT & AIRY first floor landing hosts a GORGEOUS FAMILY BATHROOM and THREE WELL-PROPORTIONED BEDROOMS. Two of which are enhanced with fitted wardrobes!
Externally, the CAPTIVATING CORNER PLOT boasts an EXTENSIVE MULTI-VEHICLE DRIVEWAY with EV charger and access into a LARGE 28FT TANDEM GARAGE. Equipped with power, lighting and great scope to be utilised into additional living space. Subject to relevant approvals.
The BRIGHT & BEAUTIFUL SOUTH-WEST FACING rear garden presents a wonderful tranquil escape. Filled with colour, maturity and privacy.
Additional benefits of this SPLENDID & SPECTACULAR HOME include uPVC double glazing, gas central heating, via a modern combination boiler (installed in 2023) and newly fitted carpeted flooring in 2025.
SET YOUR SIGHTS on a HIDDEN GEM!

ENTRANCE PORCH: 5'10 x 2'4 (1.78m x 0.71m)

INNER RECEPTION HALL: 5'1 x 4'3 (1.55m x 1.30m)

GENEROUS LIVING ROOM: 15'2 x 13'2 (4.62m x 4.01m)
A lovely and spacious reception room. Providing quality carpeted flooring, an eye-catching central MEDIA WALL with provision for a large TV and inset electric flame fire. Complementary internal BI-FOLD DOORS leads through to the fabulous OPEN-PLAN DINING KITCHEN. Max measurements provided.

SUPERB OPEN-PLAN DINING KITCHEN: 17'11 x 9'6 (5.46m x 2.90m)
Of OUTSTANDING CONTEMPORARY DESIGN. Providing complementary sandstone tiled flooring. Enhanced by quality Quartz worksurfaces and an inset Belfast sink with provision for a boiling water tap. Hosting a range of integrated AEG appliances including a medium height electric oven, separate four-ring induction hob with extractor hood above, medium heigh microwave, dishwasher and fridge freezer. Eye-catching aluminium BI-FOLD DOORS open out to a lovely and secluded paved seating area. Open-access down to the snug and into the separate utility room. Max measurements provided.

UTILITY ROOM: 10'4 x 3'8 (3.15m x 1.12m)

SNUG: 8'9 x 7'10 (2.67m x 2.39m)
A wonderful and relaxing reception space, OPEN-PLAN through from the dining kitchen. Hosting continuation of the attractive sandstone tiled flooring. Central log burner, with a stone tiled heart and contemporary central floor to ceiling tiled splash-back.

CONSERVATORY: 9'5 x 8'3 (2.87m x 2.51m)
Of part brick and uPVC construction with a sloped glass roof. Providing complementary wood-effect laminate flooring and power.

FIRST FLOOR LANDING: 8'10 x 6'4 (2.69m x 1.93m)

MASTER BEDROOM: 12'9 x 9'6 (3.89m x 2.90m)
Max measurements provided up to extensive fitted wardrobes.

BEDROOM TWO: 10'10 x 8'4 (3.30m x 2.54m)

BEDROOM THREE: 6'9 x 6'7 (2.06m x 2.01m)

FABULOUS MODERN BATHROOM: 6'4 x 5'5 (1.93m x 1.65m)
Of sleek and stylish design. Enhanced by a STUNNING three-piece suite including a tile-panelled bath with mains shower facility above, shower screen and concealed rainfall effect showerhead.

LARGE TANDEM GARAGE: 28'8 x 8'8 (8.74m x 2.64m)
Of brick built construction, with a flat roof. Accessed via a newly installed manual up/ over garage door. Equipped with power and lighting. Boasting great scope to be utilised into additional living accommodation, subject to relevant approvals, with internal insulation in place.

EXTERNALLY:
This beautiful family-sized home enjoys a private and peaceful position, down a desirable and convenient residential cul-de-sac. The property occupies a GREAT 0.07 OF AN ACRE PRIVATE PLOT. Greeted with an EXTENSIVE MULTI-VEHICLE TARMAC DRIVEWAY with EV CHARGER. Allowing ample parking for up to three vehicles, leading down to a LARGE TANDEM GARAGE. There is a fenced left side boundary and a low-level walled right side boundary. A left sided wooden personal gate opens onto a concrete pathway, down to the LOVELY, LANDSCAPED & PRIVATE SOUTH-WEST FACING REAR GARDEN. Promising a wonderfully tranquil escape. Predominantly laid to lawn, with a range of well-tended borders, established trees/ shrubs, decorative slate hard-standing, a wild-life pond and attractive raised plant beds. There is a lovely vegetable garage, via the side aspect with hardstanding and provision for a greenhouse. The aluminium BI-FOLD DOORS via the dining kitchen leads onto a MAGNIFICENT SANDSTONE PAVED SEATING AREA. Boasting peace and privacy, with an outside tap and double external power socket. The garden retains a high-degree of privacy, all year round, with fully fenced side and rear boundaries. Partly replaced in 2026.

Approximate Size: 1,180 Square Ft.
Measurements are approximate and for guidance only. This includes the large integral tandem garage.

Services:
Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a modern combination boiler with SMART heating, installed in 2023. There is an EV charger to the front driveway 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' (71)
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.

GROUND FLOOR

1ST FLOOR

OLIVER REILLY

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(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

4 Middle Gate, Newark, NG24 1AG
T. 01636 558 540 | **E.** sales@oliver-reilly.co.uk
https://www.oliver-reilly.co.uk

OLIVER REILLY