



Alexander Mews, Balderton, Newark

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OLIVER REILLY



THIS IS OUR HAPPY PLACE

COFFEE

Follow your Dreams



Alexander Mews, Balderton, Newark

Asking Price: £255,000

- SUPERB SEMI-DETACHED HOME
- ADAPTABLE THREE STOREY LAYOUT
- GF W.C & UTILITY ROOM
- MASTER BEDROOM WITH DRESSING ROOM & EN-SUITE
- MULTI-VEHCILE BLOCK PAVED DRIVEWAY
- FOUR DOUBLE BEDROOMS
- FABULOUS OPEN-PLAN DINING KITCHEN
- FIRST FLOOR BATHROOM & EN-SUITE
- LOVELY LANDSCAPED REAR GARDEN
- NO CHAIN! Tenure: Freehold. EPC 'B' (86) '

THREE-STOREY GLORY!!! Promising MORE THAN MEETS THE EYE!!!
Set your sights on this impressive semi-detached home, constructed in 2019 and Situated in a popular residential area. Close to an array of desirable schools, amenities and main road links. Offering an expansive layout, set over three floors, spanning in excess of 1,400 square/ft. Promoting excellent living flexibility, enhanced by a SLEEK, STYLISH & INCREDIBLY HOMELY DESIGN. If you're searching for a substantial next move or even aspiring to get your foot on the ladder, this excellent prospect simply MUST BE VIEWED in order to be fully appreciated.

The copious, versatile and FREE-FLOWING internal layout comprises: Inviting entrance hall, ground floor W.C, a GENEROUS 17FT BAY-FRONTED LIVING ROOM, an equally sizeable OPEN-PLAN LIVING/ DINING KITCHEN. Enhanced by a range of integrated appliances, a separate utility room and French doors leading out to the delightful enclosed garden.

The galleried first floor landing hosts a FABULOUS FAMILY BATHROOM and THREE DOUBLE BEDROOMS. The second bedroom is enhanced by a STUNNING EN-SUITE SHOWER ROOM.

The second floor welcomes a MARVELLOUS BAY-FRONTED MASTER BEDROOM, leading through to a dressing room, with fitted wardrobes and a LARGE & LAVISH EN-SUITE SHOWER ROOM.

Externally, the property enjoys a charming, low-maintenance and tastefully landscaped rear garden. Benefitting form a variety of secluded seating areas and far-reaching views across to St. Giles Church. The front aspect is greeted with a MULTI-VEHCILE DRIVEWAY. Ensuring side-by-side off-street parking.

Additional benefits of this ATTRACTIVE CONTEMPORARY GEM include uPVC double glazing, gas central heating and a high energy efficiency rating (EPC: B).

DESIGNED TO IMPRESS... From the moment you STEP INSIDE!!! Marketed with NO ONWARD CHAIN!!!



ENTRANCE HALL:	6'10 x 5'1 (2.08m x 1.55m)
GROUND FLOOR W.C:	6'5 x 3'1 (1.96m x 0.94m)
GENEROUS BAY-FRONTED LIVING ROOM: Max measurements provided into bay-window.	17'10 x 14'6 (5.44m x 4.42m)
SPACIOUS OPEN-PLAN DINING KITCHEN:	17'9 x 10'9 (5.41m x 3.28m)
UTILITY ROOM:	6'10 x 5'6 (2.08m x 1.68m)
GALLERIED FIRST FLOOR LANDING:	17'10 x 6'5 (5.44m x 1.96m)
BEDROOM TWO: Max measurements provided.	11'9 x 10'10 (3.58m x 3.30m)
EN-SUITE SHOWER ROOM:	6'6 x 5'9 (1.98m x 1.75m)
BEDROOM THREE:	10'10 x 10'2 (3.30m x 3.10m)
BEDROOM FOUR:	10'10 x 7'5 (3.30m x 2.26m)
STYLISH FAMILY BATHROOM:	6'6 x 5'7 (1.98m x 1.70m)
SECOND FLOOR LANDING:	3'9 x 2'9 (1.14m x 0.84m)
MASTER BEDROOM: Max measurements provided into bay-window.	17'10 x 13'7 (5.44m x 4.14m)
DRESSING ROOM:	8'7 x 4'4 (2.62m x 1.32m)
LARGE EN-SUITE SHOWER ROOM:	11'4 x 5'1 (3.45m x 1.55m)



EXTERNALLY:

This eye-catching, modern semi-detached home is positioned in a popular location, close to the centre of Balderton and Newark Town Centre. Ensuring ease of access to a vast array of amenities. The front aspect is greeted with dropped kerb vehicular access onto a MULTI-VEHCILE BLOCK PAVED DRIVEWAY. Providing side-by-side off-street parking. A paved pathway to the right side aspect leads down to the composite side entrance door, with external wall light. The pathway continues to a wooden personal gate, opening to the well-appointed, beautifully landscaped and low-maintenance rear garden. Predominantly laid to lawn. Hosting a wonderful paved seating area, a range of complementary raised plant beds, hard-standing and provision for a garden shed. An outside tap, two external up/ down lights, fully fenced side and rear boundaries.

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.

Approximate Size: 1,410 Square Ft.

Measurements are approximate and for guidance only.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'D'

Tenure: Freehold.

Sold with vacant possession on completion.

EPC: Energy Performance Rating: 'B' (86)

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:

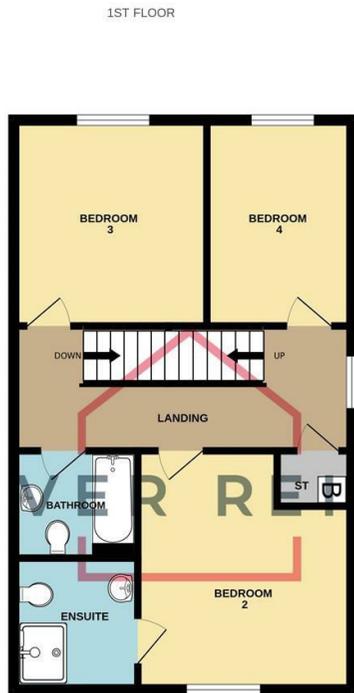
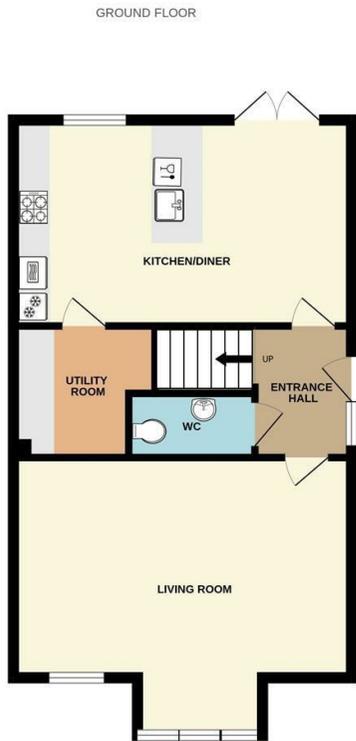
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:

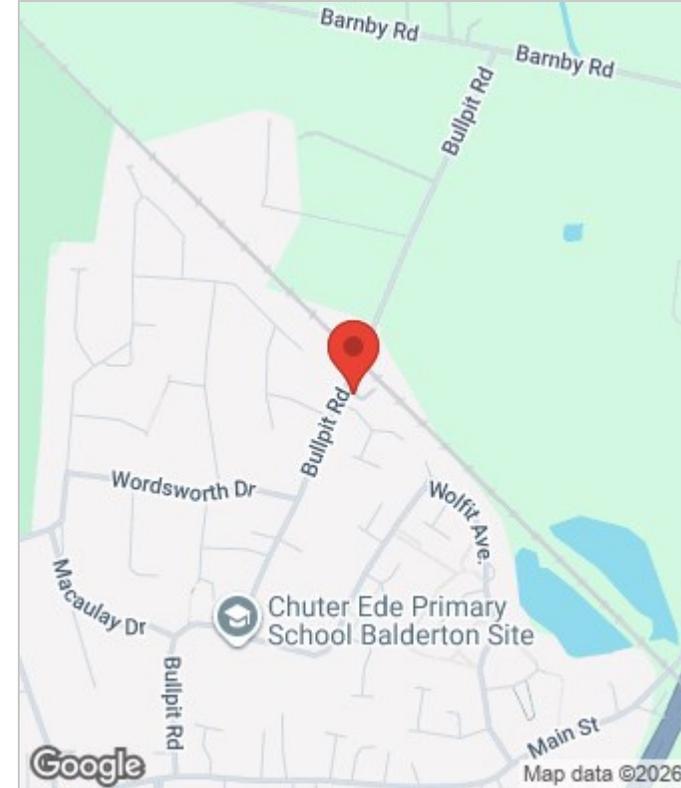
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.







OLIVER REILLY



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	86	
(69-80) C		
(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	