



Worthington Road, Balderton, Newark

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OLIVER REILLY



Worthington Road, Balderton, Newark

- MODERN DETACHED HOME
- POPULAR & WELL-CONNECTED CUL-DE-SAC
- GF W.C. STYLISH FIRST FLOOR BATHROOM & EN-SUITE
- WELL-APPOINTED REAR GARDEN WITH DETACHED LOG CABIN
- A MUST VIEW! CLOSE TO AMENITIES & MAIN ROAD LINKS
- THREE BEDROOMS
- TWO RECEPTION ROOMS & CONSERVATORY
- SUPERB OPEN-PLAN LIVING/DINING KITCHEN
- SINGLE GARAGE & MULTI-CAR DRIVEWAY
- NO CHAIN! Tenure: Freehold. EPC 'tbc'

Guide Price: £260,000 - £270,000. A MARVELLOUS MODERN GEM!!!
Get ready for your next move by stepping inside this impressive detached family home, located in a well-renowned residential location, close to an abundance of excellent local amenities, popular school links and main roads.

This tastefully improved home exudes a high-level of CONTEMPORARY CHARM that creates a warm welcome that flows throughout the house.

The property provides great living flexibility, via a BRIGHT AIRY & FREE-FLOWING LAYOUT comprising: Entrance hall, a lovely lounge with feature log burner and double doors through to a FABULOUS OPEN-PLAN LIVING/ DINING KITCHEN!.. Leading to a separate W.C and a conservatory.
The first floor landing leads to a STYLISH FAMILY BATHROOM and three bedrooms. The master bedroom boasts a LARGE & LAVISH EN-SUITE SHOWER ROOM.

Externally, the property promotes a wonderful position, set back from the road, greeted with AMPLE OFF-STREET PARKING, Via a tarmac driveway, sweeping down to an INTERGAL SINGLE GARAGE. Equipped with power, lighting and great scope to be utilised into additional living accommodation, subject to relevant approvals.
The WELL-APPOINTED REAR GARDEN promises a wonderful external escape. Providing space for the whole family to enjoy! Hosting a variety of seating areas and access into an IMPRESSIVE DETACHED CABIN. Boasting great multi-purpose potential. Equipped with power, lighting and air-conditioning. Currently setup as a brilliant home entertainment space.

Additional benefits of this HANDSOME HOME include uPVC double glazing and gas central heating.

YOUR NEXT CHAPTER STARTS HERE!!!!... This is a superb home for families, professionals, or those seeking a practical yet stylish property! Marketed with NO ONWARD CHAIN!!!

Guide Price £260,000 - £270,000



ENTRANCE HALL:	4'5 x 2'7 (1.35m x 0.79m)
LOUNGE WITH LOG BURNER:	14'3 x 10'10 (4.34m x 3.30m)
OPEN-PLAN LIVING/ DINING KITCHEN:	19'5 x 14'5 (5.92m x 4.39m)
Max measurements provided.	
GROUND FLOOR W.C:	5'4 x 2'10 (1.63m x 0.86m)
CONSERVATORY:	11'3 x 7'8 (3.43m x 2.34m)
Of part brick and uPVC construction, with a pitched poly-carbonate roof. Providing wood-effect tiled flooring, power, uPVC double glazed windows to both side and rear elevations. uPVC double glazed French doors open out onto a large paved seating area, into the rear garden.	
FIRST FLOOR LANDING:	14'3 x 6'1 (4.34m x 1.85m)
MASTER BEDROOM:	13'7 x 11'8 (4.14m x 3.56m)
Max measurements provided.	
LAVISH MODERN EN-SUITE:	9'4 x 7'5 (2.84m x 2.26m)
Max measurements provided.	
BEDROOM TWO:	11'1 x 10'9 (3.38m x 3.28m)
BEDROOM THREE:	8'4 x 7'10 (2.54m x 2.39m)
CONTEMPORARY BATHROOM:	6'8 x 5'7 (2.03m x 1.70m)
INTEGRAL SINGLE GARAGE:	16'11 x 8'4 (5.16m x 2.54m)
Accessed via a manual up/ over garage door. Equipped with power, lighting and access to the 'VAILLANT' gas combination boiler. Boasting great scope to be utilised into additional living accommodation, subject to relevant approvals.	
DETACHED MULTI-PURPOSE CABIN:	16'8 x 16'8 (5.08m x 5.08m)
Of timber construction, with a pitched roof and two external up/ down lights. Accessed via wooden double glazed double doors. This great space can be utilised for a variety of individual purpose and is currently setup as a fantastic home entertainment space, with floor and ceiling insulation. Providing wood-effect laminate flooring, power, lighting and air-conditioning. Two windows to the front elevation and one to the right side elevation.	





EXTERNALLY:

This attractive modern home is pleasantly positioned in a popular and convenient location, closely situated near to amenities and main roads. The property is set back from the roadside and provides dropped kerb vehicular access onto a MULTI-CAR DRIVEWAY. Allowing ample off-street parking, with access into the integral single garage and to the concealed electricity meter. The front garden is laid to lawn, with a small variety of mature shrubs and a paved pathway up to the side entrance door, with external wall light. The right side aspect has a paved pathway, leading down to a wooden personal gate, opening through to a LOVELY & WELL-APPOINTED REAR GARDEN. Predominantly laid to lawn. Hosting partially planted borders, with raised plant beds. A central paved pathway leads down to a LARGE & RAISED DECKED ENTERTAINMENT AREA. Enjoying provision for a hot tub and ample seating space. This leads to the DETACHED MULTI-PURPOSE CABIN. There is a spacious paved seating area, directly accessed via the uPVC double glazed French doors in the conservatory. Providing a further space to relax and unwind! There is an outside tap, external security light, fully fenced side and rear boundaries.

Approximate Size: 1,110 Square Ft.

Measurements are approximate and for guidance only. This includes the integral garage but not the detached cabin.

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 'C'

EPC: Energy Performance Rating: 'tbc'- On Order

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.



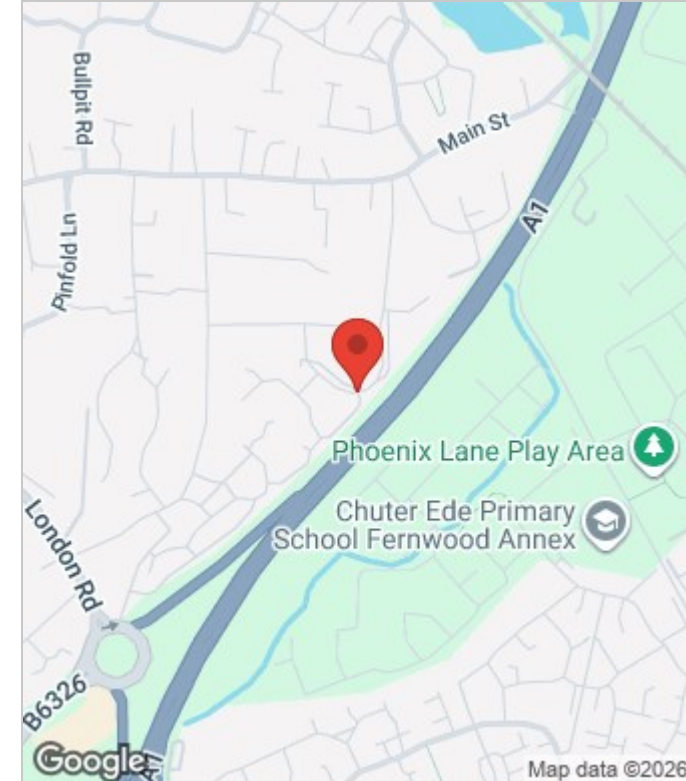


GROUND FLOOR



OLIVER REILLY

1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	