



Cruachan, Queen Street, Balderton, Newark

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 OLIVER REILLY



# Cruachan, Queen Street, Balderton, Newark

- INDIVIDUAL DETACHED FAMILY HOME
- PRIVATE NON-ESTATE POSITION
- GF W.C & UTILITY ROOM
- DUAL-ASPECT MASTER BEDROOM WITH DRESSING ROOM & EN-SUITE
- BEAUTIFUL, PRIVATE & LANDSCAPED GARDENS
- FOUR DOUBLE BEDROOMS
- THREE LARGE RECEPTION ROOM & GARDEN ROOM
- MAGNIFICENT OPEN-PLAN DINING KITCHEN & FOUR-PIECE FAMILY BATHROOM
- DETACHED DOUBLE GARAGE WITH SELF-CONTAINED ANNEXE ABOVE
- IMPECCABLE PRESENTATION & EASE OF ACCESS TO AMENITIES! Tenure: Freehold. EPC 'tbc'

Guide Price: £700,000-£725,000. TRULY REMARKABLE! & TURN-KEY READY!...

Delightfully tucked away down an extensive private driveway, with electric gated entrance stands an IMPRESSIVE, IMPOSING & INDIVIDUAL detached family-sized residence. Occupying a magnificent 0.29 of an acre wrap-around plot, that promotes peace and privacy, all year round!.. Whilst remaining central and convenient to a wide range of amenities in the heart of Balderton. Including ease of access onto the A1, A46 and to Newark Town Centre.

This HANDSOME HEAD-TURNER OF A HOME boasts an unforgettable FREE-FLOWING INTERNAL LAYOUT. Spanning almost 3,000 square/ft of accommodation, comprising: Inviting reception hall, a large ground floor W.C, GENEROUS 16FT DINING KITCHEN, utility room, study, formal dining room with attractive tiled flooring and gas feature fireplace, a SUBSTANTIAL DUAL-ASPECT LIVING ROOM with bay-window, additional gas feature fireplace with marble surround and a large garden room.

The huge first floor landing hosts a STUNNING FOUR-PIECE FAMILY BATHROOM and FOUR DOUBLE BEDROOMS. The copious DUAL-ASPECT master bedroom is enhanced by a large dressing room and a LAVISH FOUR-PIECE EN-SUITE.

Externally, the BEAUTIFUL LANDSCAPED GARDENS are a huge credit to the existing owners. Who have thoughtfully dedicated a variety of secluded seating/ entertaining areas, combining with a vibrant design, that promises minimal maintenance and maximum enjoyment, all year round!

The DETACHED DOUBLE GARAGE is surrounded by AMPLE PARKING for a variety of vehicles. Holding a HIDDEN INTEGRAL GEM!.. With side access into an SELF-CONTAINED TWO STOREY ANNEXE SPACE. Offering a private hallway, shower room and a large first floor OPEN-PLAN living space with kitchenette. Promoting scope and use for a variety of individual purposes!

Set your sights on this AN INCREDIBLE FIND! Oozing class & quality from the outset! We promise you won't find another home like this! Internal viewings are simply ESSENTIAL!

Guide Price £700,000 - £725,000



|                                                                                                                                                                                                                                    |                              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| <b>RECEPTION HALL:</b><br>Max measurements provided.                                                                                                                                                                               | 29'9 x 14'6 (9.07m x 4.42m)  |
| <b>MODERN GROUND FLOOR W.C:</b><br>Max measurements provided.                                                                                                                                                                      | 7'9 x 6'3 (2.36m x 1.91m)    |
| <b>WONDERFUL OPEN-PLAN DINING KITCHEN:</b>                                                                                                                                                                                         | 16'5 x 16'5 (5.00m x 5.00m)  |
| <b>LARGE UTILITY ROOM:</b><br>Max measurements provided.                                                                                                                                                                           | 14'9 x 14'2 (4.50m x 4.32m)  |
| <b>STORE ROOM:</b>                                                                                                                                                                                                                 | 6'5 x 6'2 (1.96m x 1.88m)    |
| <b>GENEROUS LIVING ROOM:</b><br>Max measurements provided into bay-window.                                                                                                                                                         | 19'7 x 17'10 (5.97m x 5.44m) |
| <b>DINING ROOM:</b><br>Max measurements provided into bay-window.                                                                                                                                                                  | 16'9 x 13'1 (5.11m x 3.99m)  |
| <b>STUDY:</b>                                                                                                                                                                                                                      | 9'2 x 6'6 (2.79m x 1.98m)    |
| <b>SPACIOUS GARDEN ROOM:</b><br>Max measurements provided.                                                                                                                                                                         | 16'10 x 12'1 (5.13m x 3.68m) |
| <b>COPIOUS FIRST FLOOR LANDING:</b><br>With loft hatch access point. Providing a pull-down ladder. Central boarding for storage and a ceiling strip light. Max measurements provided.                                              | 23'7 x 16'4 (7.19m x 4.98m)  |
| <b>DUAL-ASPECT MASTER BEDROOM:</b><br>Max measurements provided.                                                                                                                                                                   | 21'6 x 16'5 (6.55m x 5.00m)  |
| <b>DRESSING ROOM:</b>                                                                                                                                                                                                              | 14'7 x 9'7 (4.45m x 2.92m)   |
| <b>FOUR-PIECE MASTER EN-SUITE:</b>                                                                                                                                                                                                 | 11'8 x 9'7 (3.56m x 2.92m)   |
| <b>BEDROOM TWO:</b>                                                                                                                                                                                                                | 16'5 x 12'9 (5.00m x 3.89m)  |
| <b>BEDROOM THREE:</b>                                                                                                                                                                                                              | 16'5 x 9'1 (5.00m x 2.77m)   |
| <b>BEDROOM FOUR:</b>                                                                                                                                                                                                               | 12'6 x 9'1 (3.81m x 2.77m)   |
| <b>STYLISH FOUR-PIECE FAMILY BATHROOM:</b><br>Max measurements provided.                                                                                                                                                           | 11'5 x 10'10 (3.48m x 3.30m) |
| <b>DETACHED DOUBLE GARAGE:</b><br>Of brick built construction, with a pitched tiled roof. Accessed via two electric roller garage doors. Equipped with power and lighting. The left side elevation has an external cold water tap. | 19'5 x 17'3 (5.92m x 5.26m)  |





**Local Authority:**  
Newark & Sherwood District Council.

**Council Tax: Band 'F'**

**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.

**SELF-CONTAINED ANNEXE:**

Accessed via a uPVC double glazed left sided personal door. Located behind the double garage. Integral to the building. Promoting a wonderful two-storey space, that can be utilised for a variety of purposes.

**ANNEXE: HALLWAY:**

With uPVC double glazed window to the right side elevation, provision/ plumbing for a washing machine/ tumble dryer and a staircase leading to the first floor landing, into the open-plan living space.

**ANNEXE: GROUND FLOOR SHOWER ROOM:**

**ANNEXE: FIRST FLOOR LIVING SPACE:**

A magnificent MULTI-PURPOSE SPACE. Currently setup with a living area, kitchenette and bedroom space. Two double glazed Velux roof-lights to the right side elevation. uPVC double glazed window to the front elevation. The living space hosts carpeted flooring, two double panel radiators, two ceiling light fittings and a loft hatch access point. The fitted kitchenette space has tile-effect vinyl flooring. A complementary range of fitted wall, draw and base units, with laminate roll-top work surfaces over. Inset stainless steel sink and ceiling light fitting.

**ANNEXE: Approximate Size: 935 Square Ft.**

Measurements are approximate and for guidance only. This includes the double garage space.

**EXTERNALLY:**

This wonderful ONE-OF-A-KIND HOME stands proud in an undetected non-estate position. Remaining in the heart of Balderton, close to amenities and transport links. The property is greeted with a large (shared) gravelled driveway, which is owned to the property, with complementary planted borders, up to a block paved and double wrought-iron ELECTRIC GATED entrance, onto a sweeping gravelled driveway. Leading down to a DETACHED DOUBLE GARAGE and integral annexe. The driveway commands AMPLE OFF-STREET PARKING. Suitable for a wide variety of vehicles. Assisted by a timber framed canopy and block paved seating area, admiring views across the front and side gardens. The property enjoys a private and peaceful plot, full of charm, personality and a long-lasting array of tranquility. The front garden is laid to lawn, with a mature planted hedge-rows and a wrap-around block paved pathway. Leading to the entrance porch and a sizeable paved outdoor entertainment area, with a pergola and two lamp-posts. The block paved pathway continues to the left side aspect. Complemented by an array of attractive planted borders. This follows down to an additional, secluded block paved seating area, with further mature hedge-rows and trees. There are three outside taps and three double external power sockets, all sensibly positioned around the plot. The high-degree of privacy is enhanced by a walled front boundary, fenced side and rear boundaries.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via an annually serviced boiler, panoramic CCTV and an air-purification system on both floors. There is 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: 2,900 Square Ft.**

Measurements are approximate and for guidance only. This does not include the detached double garage/ annexe space.

**Tenure: Freehold.**

Sold with vacant possession on completion.







## Energy Efficiency Rating

|                                             | Current                                                                                                       | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            |                                                                                                               |           |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |