Southfield, Balderton, Newark

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OLIVER REILLY

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Guide Price £240,000 - £250,000

- ATTRACTIVE DETACHED HOME
- SECLUDED POSITION IN A CUL-DE-SAC SETTING
- LARGE LOUNGE/DINER & DELIGHTFUL CONSERVATORY
- DETACHED SINGLE GARAGE & MULTI-VEHCILE DRIVEWAY
- EASE OF ACCESS ONTO MAIN ROADS & TO LOCAL AMENITIES
- THREE BEDROOMS
- SPACIOUS & MODERN DINING KITCHEN
- GROUND FLOOR W.C. FIRST FLOOR BATHROOM & EN-SUITE
- CAPTIVATING CORNER PLOT WITH ENCLOSED PRIVATE REAR GARDEN
- NO ONWARD CHAIN! Tenure: Freehold. EPC 'tbc'

Guide Price: £240,000 - £250,000. MODERN, STYLISH & BEAUTIFULLY PRESENTED!

Neat as a pin and ready to enjoy, this lovely three-bedroom detached home offers a fantastic combination of modern living, free-flowing space and a peaceful setting, tucked away at the head of a quiet residential cul-de-sac.

This PICTURE-PERFECT property provides CONVENIENCE ON YOUR DOORSTEP!... Situated close to a range of great amenities, popular schools and useful main roads. All whilst retaining a secluded position that leaves you in a world of your own!

This handsome modern home was constructed in the late 1990's and has been thoughtfully designed and improved over recent years. Presenting a calming and contemporary feel, apparent from the moment you arrive. The adaptable and seamless layout comprises: Entrance hall, ground floor W.C, large lounge/diner, A DELIGHTFUL CONSERVATORY and an EXPANSIVE DUAL-ASPECT KITCHEN.

The first floor hosts three bedrooms and a family bathroom. The master bedroom is enhanced further by a FABULOUS EN-SUITE SHOWER ROOM.

Externally, you can't not fall in love with the impressive corner plot. Welcomed by a SWEEPING & SUBSTANTIAL DRIVEWAY. Sufficient for a wide range of vehicles, with EV charger and access into a DETACHED SINGLE GARAGE. Equipped with power, lighting and an electric roller garage door.

The charming, enclosed and highly private rear garden presents a peaceful external escape. Enjoying a large paved seating area, along with room for the whole family to appreciate!

THERE'S JUST SOMETHING ABOUT THIS HOME!... Promoting practical contemporary living, made easy! Further enhanced by being available with NO ONWARD CHAIN!

ENTRANCE HALL: 5'5 x 5'2 (1.65m x 1.57m)

GROUND FLOOR W.C: 5'6 x 2'7 (1.68m x 0.79m)

GENEROUS LOUNGE/DINER 15'1 x 10'9 (4.60m x 3.28m)

EXTENSIVE MODERN KITCHEN: 17'6 x 8'7 (5.33m x 2.62m)

DELIGHTFUL CONSERVATORY: 11'3 x 11'3 (3.43m x 3.43m)

Of part brick and uPVC construction, with a pitched poly-carbonate roof. Providing complementary wood-effect laminate flooring and a central ceiling light fitting. uPVC double glazed windows to the right side and rear elevations. uPVC double glazed French doors open out onto a wonderful paved seating area.

FIRST FLOOR LANDING: 6'3 x 5'9 (1.91m x 1.75m)

MASTER BEDROOM: 11'8 x 8'9 (3.56m x 2.67m)

EN-SUITE SHOWER ROOM: 5'6 x 5'3 (1.68m x 1.60m)

BEDROOM TWO: 10'2 x 7'6 (3.10m x 2.29m)

BEDROOM THREE: 7'8 x 7'7 (2.34m x 2.31m)

MODERN FAMILY BATHROOM: 6'5 x 5'6 (1.96m x 1.68m)

DETACHED SINGLE GARAGE: tbc (tbc)

Of brick built construction, with a pitched tiled roof. Accessed via an electric roller garage door. Equipped with power, lighting and an obscure paned uPVC double glazed personal door to the left side elevation.

EXTERNALLY:

This eye-catching, detached modern home enjoys a secluded residential position, tucked away within a desirable and convenient cul-de-sac.

The property is approached via a sweeping tarmac driveway, complemented by an established private hedgerow, leading to a detached single garage with an electric roller garage door and external security light. A paved pathway leads to the front entrance door, which benefits from a storm canopy and external up/ down light. The gravelled frontage provides additional off-street parking, also housing a concealed EV charging point and gas meter box. To the left-hand side is a neatly lawned front garden.

The right-hand side of the property features a timber pedestrian gate, providing access to the beautifully appointed and fully enclosed rear garden, with an additional external security light. The garden is predominantly laid to lawn and features a variety of established bushes and shrubs, creating an attractive and private outdoor space. A large, curved paved seating area provides an ideal space for outdoor entertaining and relaxation, with direct access into the delightful conservatory via uPVC double-glazed French doors, further complemented by gravelled boarders. There are fully fenced side and rear boundaries ensuring a high degree of regular privacy.

Approximate Size: 855 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 'C'

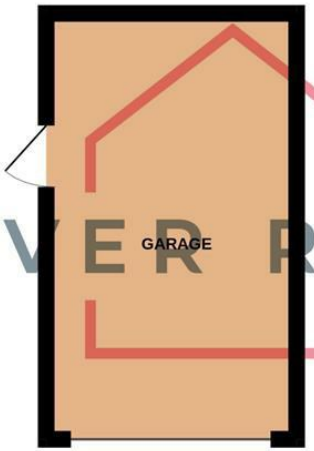
EPC: Energy Performance Rating: 'tbc'- On Order

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, 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.

GROUND FLOOR



1ST FLOOR

OLIVER REILLY

Viewing Arrangements:

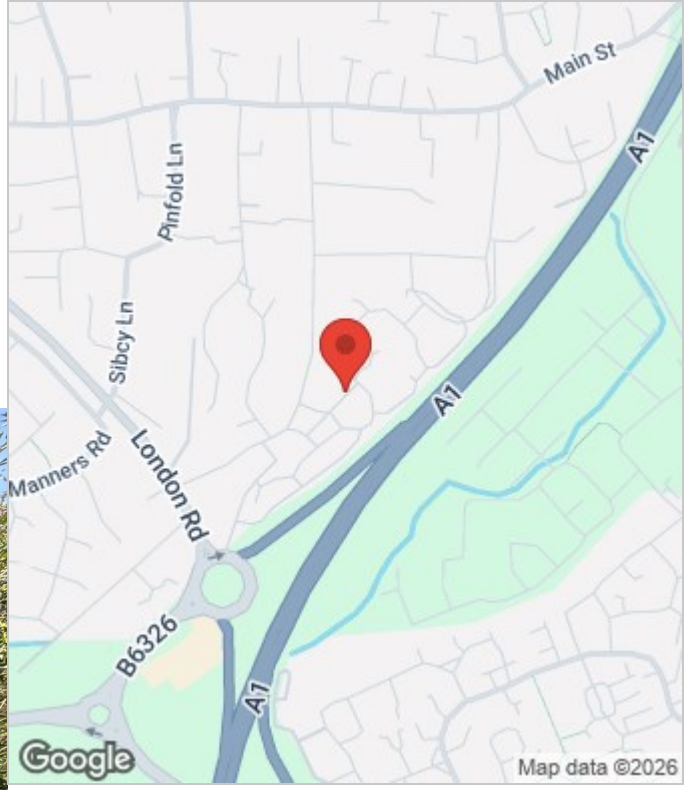
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

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

	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

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