



Hillary Way, Balderton

Newark, Nottinghamshire, NG24 3PN

NEWTONFALLOWELL



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Guide Price £130,000 - £140,000

Guide Price: £130,000-£140,000. This very well presented spacious semi-detached family home is tucked away within a highly desirable residential location in Balderton offering excellent transport and schooling links with useful amenities close by. The property provides well proportioned accommodation comprising: Entrance hall, ground floor WC, bow fronted lounge, modern fitted kitchen, utility/storage room, separate dining room, three bedrooms and a modern family bathroom. In addition the property boasts a private and fully enclosed rear garden, Upvc double glazing and gas central heating. This is an ideal first time family home offering generous living space to grow into.

Storm Canopy

Over upvc obscure glass double glazed front door with side panels opening into:

Entrance Hall

9'10" x 6'3" (3.00m x 1.91m)

With telephone point, ceiling light fitting, smoke detector, ceiling cornice, carpeted flooring, single panelled radiator, understairs storage cupboard, carpeted stairs and handrail leading to first floor landing.

Lounge

14'6" x 11'1" (4.42m x 3.38m)

With upvc d/g bow window to front aspect, single panelled radiator, ceiling cornice, ceiling light fitting, feature fireplace with marble effect hearth and surround and beech effect mantel over housing chrome electric pebble effect fire, carpeted flooring, tv and telephone points, two internet points and door opening into:-



Dining Room

9'8" x 8'11" (2.95m x 2.72m)

With upvc double glazed sliding patio doors out into the rear garden, ceiling cornice, ceiling light fitting, carpeted flooring, tv point, two internet sockets, single panelled radiator, chrome sockets and switches and archway leading through to:

Kitchen

11'9" x 9'8" (3.58m x 2.95m)

(max measurements) Fitted with a range of high gloss wall and base units with stainless steel handles and wood effect work surface over the low level units with matching up stand, inset glass four ring hob with stainless steel and glass fan assisted double oven below, glass splash back panel and stainless steel extractor canopy over with built in light, stainless steel sink and drainer with mixer tap and upvc double glazed window to rear garden over, integrated appliances to include fridge and dishwasher, vertical wall mounted radiator, wood effect vinyl cushioned flooring, ceiling light fitting and part obscure glass upvc double glazed door to:

Utility/Storage Room

12'4" x 7'7" (3.76m x 2.31m)

(max measurements) With power and light, plumbing provision for washing machine and tumble dryer and two doors leading out to front and rear aspects.

Ground Floor W.c.

4'10" x 2'9" (1.47m x 0.84m)

With bi-fold door from the entrance hall, low level w.c. with push button flush and wall hung hand wash basin with modern chrome mixer tap and chrome fittings, chrome heated towel rail, obscure upvc double glazed window to side aspect, fully ceramic tiled walling with feature tiles, vinyl cushioned flooring and ceiling light fitting.

First Floor Landing

With continuation of carpeted flooring, ceiling cornice, ceiling light fitting, upvc double glazed window to side aspect, smoke detector, airing cupboard currently housing internet router supplying each room and doors providing access to the three bedrooms and the bathroom.

Bedroom 1

11'1" x 9'11" (3.38m x 3.02m)

With built in wardrobe, carpeted flooring, upvc d/g window to front aspect, wall mounted tv point, single panelled radiator, telephone point, two internet connection points, ceiling cornice, ceiling light fitting and access to fully insulated and partially boarded loft with light and power socket.

Bedroom 2

12'4" x 9'8" (3.76m x 2.95m)

With upvc double glazed window to rear aspect, single panelled radiator, carpeted flooring, two internet connection points, tv point, ceiling cornice and ceiling light fitting.

Bedroom 3

10'11" x 7'0" (3.33m x 2.13m)

With upvc double glazed window to front aspect, single panelled radiator, carpeted flooring, ceiling light fitting, ceiling cornice, two internet connection points and wall mounted tv point.

Bathroom

8'5" x 5'7" (2.57m x 1.70m)

Fitted with a three piece suite comprising panelled bath with modern chrome mixer tap and shower over with recessed shower controls, bi-fold glass shower screen, pedestal wash hand basin with modern chrome mixer tap and low level w.c., upvc obscure glass double glazed window to rear aspect, fully ceramic tiled walling, shaver point, carpeted flooring, extractor fan, ceiling light fitting and single panelled radiator.

Outside

To the front of the property there are partial open aspects over communal green area. A pathway wraps itself around a lawned front garden with further lawn to side area, the other side leads down the side of the house to the utility room door. A rear gate gives access to the rear garden which offers a paved patio area and a lawn with timber fenced boundaries, hard standing for timber storage shed, outside security light fitting and power points. There is a rear gate which allows access to the communal parking area. The vendors rent a garage from the council which is approximately £40 per month.

Services

Mains water, gas, electricity and drainage are connected.

AGENTS NOTE - DRAFT PARTICULARS

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested.


Directions

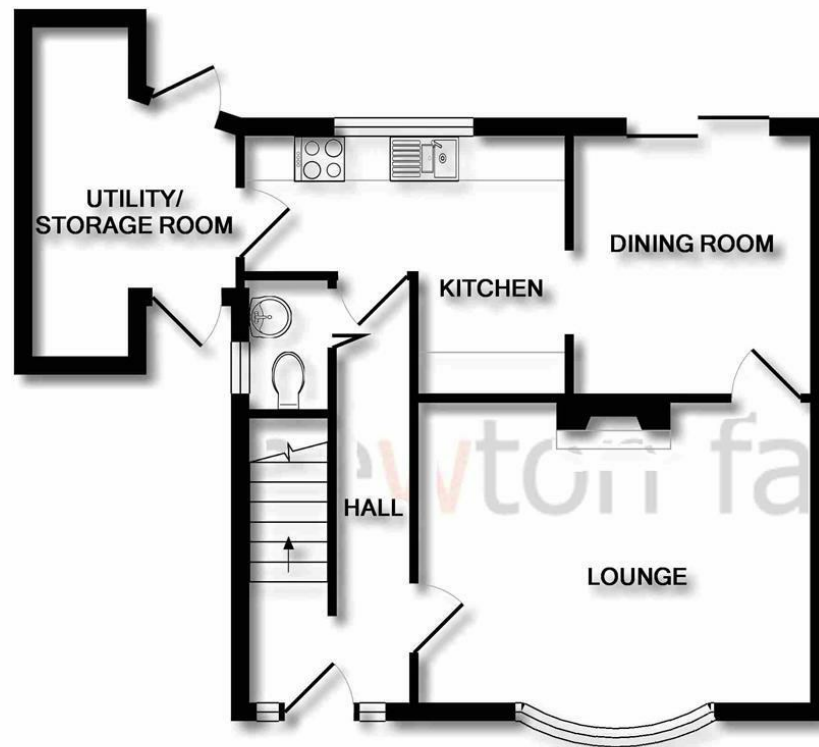
From our office on Middle Gate proceed down to the right onto Stodman Street, turn left onto Castle Gate, follow road round onto Lombard Street, up to traffic lights, straight over onto London Road up to next set of lights, proceed straight over, continue along passing Highfields School on the left and the shopping centre on the right, follow road up to traffic lights, take left turn onto Main Street, take second left onto Bullpit Road, follow road round onto Wolfit Avenue which leads onto Hillary Way and No 4 will be identified by our for sale board.

Local Information

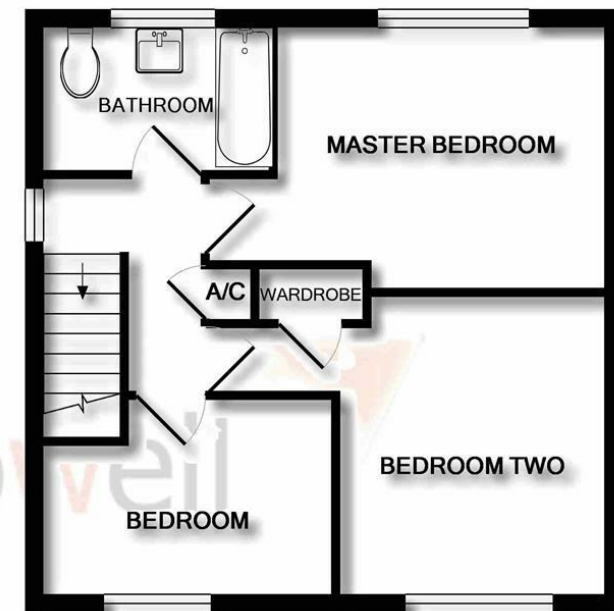
Balderton is a suburb of historic Newark on Trent with many amenities including a sports centre, high standard primary schools and pre school nurseries along with a small shopping centre, library, public houses and sports institutions. Balderton also benefits from two veterinary practices, doctors and dentists and is within easy access of the A1 trunk road. There is a cycle track and pleasant walks around Balderton Lake.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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