

Jon Brambles

ESTATE AGENTS



Macaulay Drive, Balderton NG24 3QJ



A very individual and substantial five bedroom semi detached family home situated in this highly sought after residential area. The property has been significantly extended and improved over the years, and in addition to the bedroom accommodation has three reception rooms, a superb kitchen, family bathroom and en-suite. There is a delightful rear garden. Double glazing and gas central heating are installed. Early viewing is essential to appreciate the size of this beautiful home.

£325,000

Jon Brambles

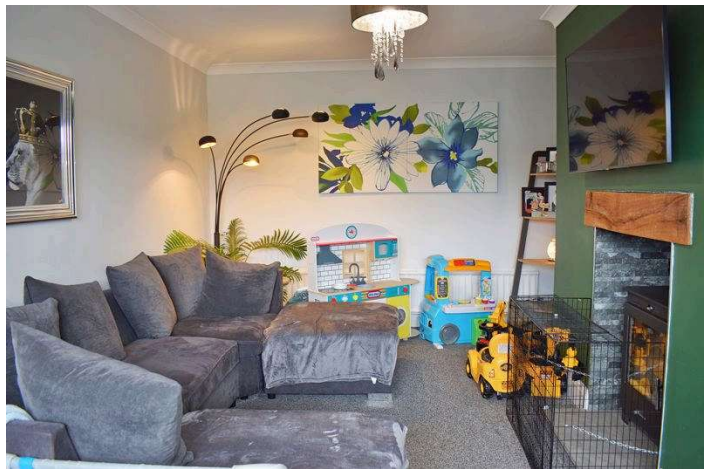
ESTATE AGENTS



sales@jonbrambles.com

01636 613 513

9 Stephenson Court | Newark | Nottinghamshire | NG24 2TQ







Situation and Amenities

Balderton is located approximately three miles to the south of the market town of Newark on Trent. Local amenities include a post office, pharmacy, supermarkets including Lidl, Tesco and Sainsburys, a Health Centre, well respected schools and regular bus services to Newark town centre. The location is in close proximity of Route 64 of the National Cycle Network which runs from Market Harborough to Lincoln. Newark has excellent shopping facilities including major retail chains, Asda, Morrisons, Aldi, Marks & Spencer and Waitrose. The town is ideally placed for commuter links with the A46 to Nottingham and Lincoln, and the A1 for travel North and South. In addition, Newark Northgate Railway Station is on the East Coast mainline and regular trains to London take approximately 80 minutes.

Accommodation

Upon entering the front door, this leads into:

Entrance Porch

The entrance porch provides a useful storage space and has a further door into the hallway.

Reception Hallway 11' 0" x 5' 9" (3.35m x 1.75m)

The hallway sets the tone for this contemporary home and is complemented with a ceramic tiled floor and recessed ceiling spotlights. In addition there is cornice to the ceiling and a radiator. From here there are doors into the lounge and the dining room.

Lounge 18' 3" x 11' 0" (5.56m x 3.35m)

This excellent sized and well proportioned reception room has a window to the front elevation. The focal point of the lounge is the dual aspect log burning stove. The lounge has cornice to the ceiling, a ceiling light point and two radiators.

Dining Room 12' 1" x 10' 10" (3.68m x 3.30m)

The dining room, which is currently utilised as an additional family room, is open plan through to the garden/games room. The focal point of this wonderful reception room is the dual aspect log burning stove which is shared with the lounge. The dining room has the same ceramic tiled floor flowing through from the hallway, cornice to the ceiling, a ceiling light point and a radiator. From here a door leads through to the inner hallway.

Garden/Games Room 16' 3" x 9' 9" (4.95m x 2.97m)

This versatile room has windows to the rear elevation and French doors providing access to the garden. The garden/games room has the same ceramic tiled floor, cornice to the ceiling, recessed ceiling spotlights and a radiator.

Inner Hallway

The inner hallway provides access to the kitchen, the utility room and the ground floor bedroom.

Kitchen 15' 1" x 13' 4" (4.59m x 4.06m)

This stunning kitchen has glazed French doors providing access out to the garden and a further door leading to the ground floor cloakroom. The kitchen is fitted with an impressive array of contemporary base and wall units complemented with square edge work surfaces. There is a one and a half bowl sink, and integrated appliances include an eye level oven and microwave, dishwasher, fridge and freezer. Incorporated within the central island is an induction hob with contemporary extractor hood above. The central island also serves as a large breakfast bar. The kitchen is enhanced with the same ceramic tiled floor, recessed ceiling spotlights and two vertical radiators.

Ground Floor Cloakroom

The cloakroom is fitted with a vanity unit with wash hand basin inset, and a WC. This room has the same ceramic tiled floor, recessed ceiling spotlights and a radiator.

Utility Room 9' 4" x 5' 9" (2.84m x 1.75m)

The utility room has a half glazed door to the side elevation and is fitted with a range of base and larder units with square edge work surfaces. There is a sink and space and plumbing for a washing machine. The room has a ceramic tiled floor and a ceiling light point.

Ground Floor Bedroom Two 11' 8" x 7' 11" (3.55m x 2.41m) (excluding wardrobes)

This ground floor bedroom has been formed from the converted garage and has a window to the front elevation and three fitted wardrobes, one of which houses the central heating boiler. The room has recessed ceiling spotlights and a heated towel rail. Adjacent to this bedroom is an open plan walk-in shower cubicle.

Open Plan Shower Cubicle

Adjacent to the ground floor bedroom is an open plan walk-in shower cubicle with mains shower fitted, recessed ceiling spotlights and an extractor fan.

First Floor Landing

The staircase rises from the reception hallway to the first floor landing which has a window to the front elevation and doors into four bedrooms and the family bathroom. The landing has one single and one double storage cupboard, recessed ceiling spotlights and cornice to the ceiling. Access to the roof space is obtained from here.

Bedroom One 12' 4" x 11' 0" (3.76m x 3.35m)

An excellent sized double bedroom with a large picture window to the rear elevation, cornice to the ceiling, a ceiling light point and a radiator.

Bedroom Three 12' 3" x 9' 10" (3.73m x 2.99m)

A further good sized double bedroom having a picture window to the rear elevation, cornice to the ceiling, a ceiling light point and a radiator.

Bedroom Four 10' 11" x 9' 0" (3.32m x 2.74m)

A further double bedroom with a window to the rear, a double fitted wardrobe, cornice to the ceiling, a ceiling light point and a radiator.

Bedroom Five 11' 0" x 6' 4" (3.35m x 1.93m)

Bedroom five has a window to the front elevation, cornice to the ceiling, a ceiling light point and a radiator. This bedroom would serve equally well as a home office/study if required.

Family Bathroom 8' 10" x 8' 7" (2.69m x 2.61m)

The well appointed family bathroom has dual aspect opaque windows to the front and side elevations, and is fitted with a white suite comprising a roll top bath, vanity unit with wash hand basin on set and storage beneath, and a WC. In addition there is an over-sized walk-in shower cubicle with mains rainwater head shower. The bathroom is complemented with contemporary ceramic floor and wall tiling, together with recessed ceiling spotlights. The room also has cornice to the ceiling and a radiator.

Outside

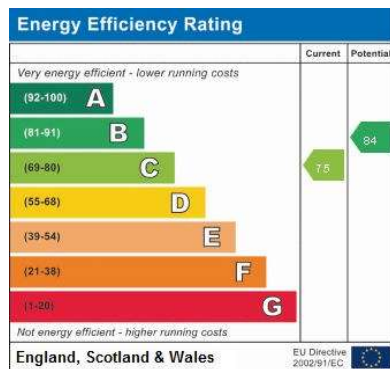
This family home stands on a fabulous plot and to the front accessed via wooden gates is ample off road parking on the block paved driveway. There is access down the side of the property to the rear.

Rear Garden

The fully enclosed rear garden is a particular feature of this home and is of an excellent size. The garden is laid to lawn and has a patio area adjacent to the French doors from the garden/games room, this provides an ideal outdoor seating and entertaining space. Located at the foot of the garden is a large purpose built timber shed which is included with the sale.

Council Tax

The property is currently in Band C.



VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

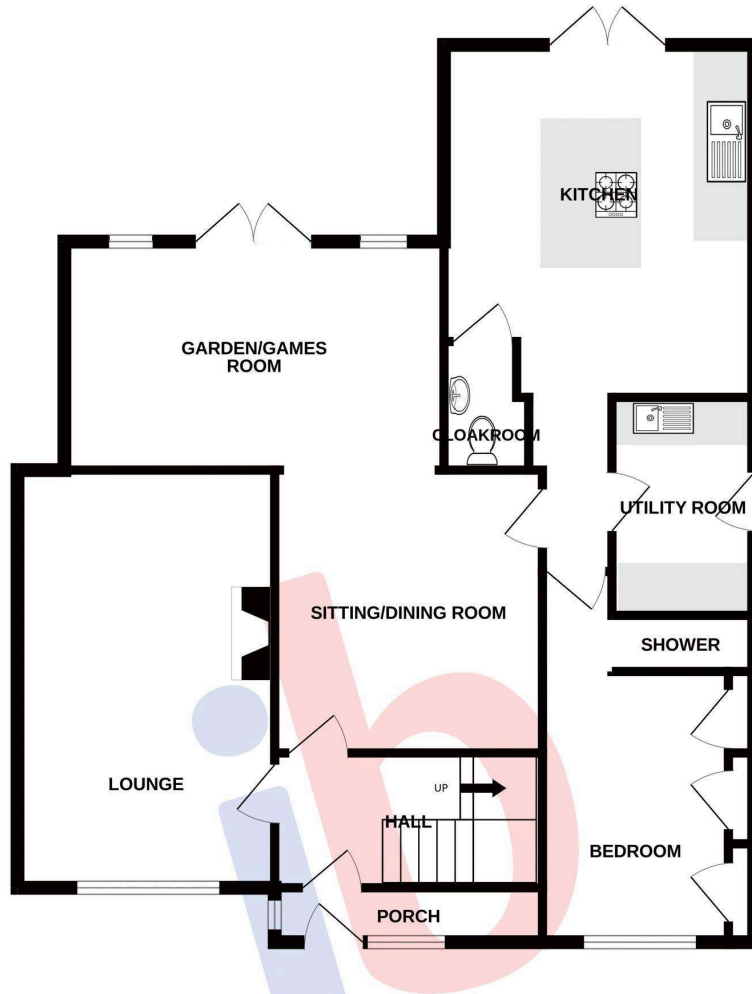
Vacant possession will be given upon completion. The tenure of the property is Freehold.

MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

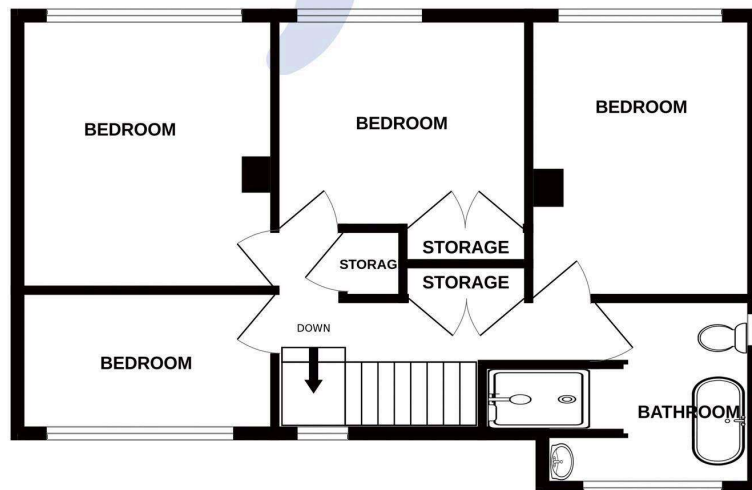
Services/Referral Fees

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans

GROUND FLOOR
1000 sq.ft. (92.9 sq.m.) approx.



1ST FLOOR
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA : 1578 sq.ft. (146.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2024