

## Rowan Way, Balderton NG24 3AU



**GUIDE PRICE: £240,000 to £250,000.** A well presented three bedroom detached family home situated within this highly sought after location adjacent to and enjoying views towards Balderton lake. In addition to the three bedrooms, the property has an excellent sized lounge which is open plan to the dining room, kitchen, utility, ground floor cloakroom and first floor bathroom. There is ample off road parking, a single garage and gardens to the front and rear. Double glazing and gas central heating are installed. Early viewing is strongly recommended.

**Guide Price £240,000 to £250,000**







### 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, 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 Hallway

The entrance hallway has doors providing access to the cloakroom and the lounge. There is a ceiling light point and a radiator installed.

#### Ground Floor Cloakroom

The cloakroom has an opaque window to the front elevation, is fitted with a WC and wash hand basin, and has a ceiling light point and a radiator.

#### Lounge 15' 10" x 13' 9" (4.82m x 4.19m) (excluding bay window)

This excellent sized and well proportioned reception room has a large bay window to the front elevation overlooking the garden and driveway, and looking towards Balderton lake. The lounge has the staircase rising to the first floor and is open plan through to the dining room. The focal point of the lounge is the feature brick fireplace with gas fire sat on a tiled hearth. The room also has cornice to the ceiling, two ceiling light points and a radiator.

#### Dining Room 9' 8" x 7' 5" (2.94m x 2.26m)

The dining room, as previously mentioned, is open plan through to the lounge and has sliding patio doors to the rear providing access out to the garden. The dining room also has cornice to the ceiling, a ceiling light point and a radiator.

#### Kitchen 9' 9" x 7' 10" (2.97m x 2.39m)

The kitchen has a window to the rear elevation and an opening leading through to the utility room. The kitchen is fitted with an excellent range of contemporary base and wall units, complemented with roll top work surfaces and matching splash backs. There is a one and a half bowl stainless steel sink, and an integrated oven with gas hob and extractor hood above. In addition there is space for a larder fridge. Accessed from the kitchen and sited beneath the staircase is a large and useful storage cupboard. The kitchen has recessed ceiling spotlights.

### Utility Room 7' 11" x 7' 5" (2.41m x 2.26m)

The utility room has a window to the rear elevation and a half glazed door leading out into the garden. A personnel door leads into the garage. The utility room has work surfaces to match those of the kitchen, together with further wall units, a vertical panelled radiator and recessed ceiling spotlights. There is space and plumbing for both a washing machine and a dishwasher. The central heating boiler is located here.

### First Floor Landing

The staircase rises from the lounge to the first floor landing which has a window to the side elevation and doors into all three bedrooms and the bathroom. The airing cupboard and access to the roof space are obtained from the landing. The landing has a ceiling light point.

### Bedroom One 12' 7" x 7' 8" (3.83m x 2.34m) (plus door recess)

An excellent sized double bedroom with a window to the front elevation looking towards the lake, a ceiling light point and a radiator.

### Bedroom Two 11' 2" x 8' 7" (3.40m x 2.61m)

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

### Bedroom Three 7' 10" x 7' 9" (2.39m x 2.36m)

This bedroom has a window to the front elevation, a built-in storage cupboard sited above the staircase, a ceiling light point and a radiator. The room is currently utilised as a home office/study.

### Bathroom 6' 11" x 6' 1" (2.11m x 1.85m)

The bathroom has an opaque window to the rear elevation and is fitted with a white suite comprising a double ended bath with central tap and electric shower above. There is also a pedestal wash hand basin and a WC. The bathroom is complemented with part ceramic wall tiling and has a ceiling light point and a radiator.

### Outside

The property stands on a delightful plot and to the front is a lawned garden, adjacent to this is the driveway which provides off road parking for two/three vehicles and this in turn leads to the garage. There is access around the side of the property to the rear.

### Garage 16' 7" x 8' 2" (5.05m x 2.49m)

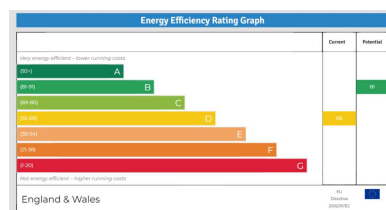
The garage has an up and over door to the front elevation and a personnel door into the utility room. The garage is equipped with power and lighting and has storage space within the loft.

### Rear Garden

The fully enclosed rear garden is laid primarily to lawn and edged with borders containing a number of mature shrubs and plants. There is a patio area which is ideal for outdoor seating and entertaining.

### Council Tax

The property is 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

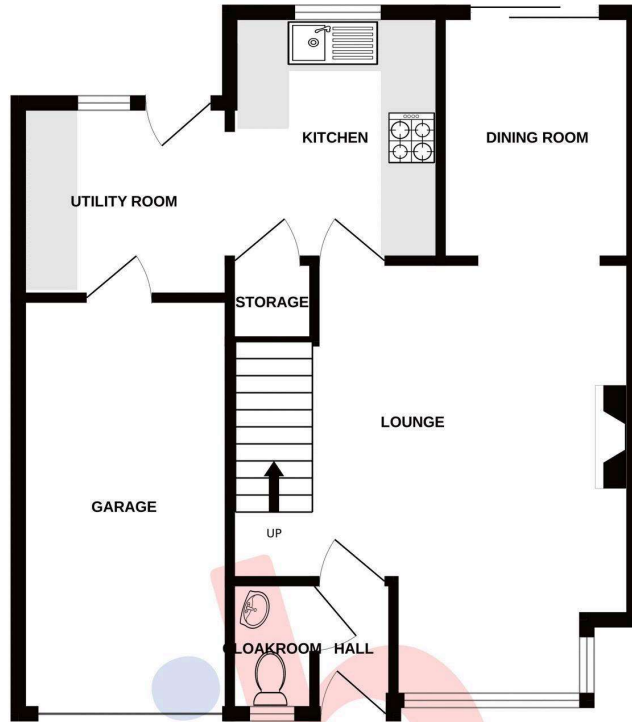
### Possession/Tenure

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

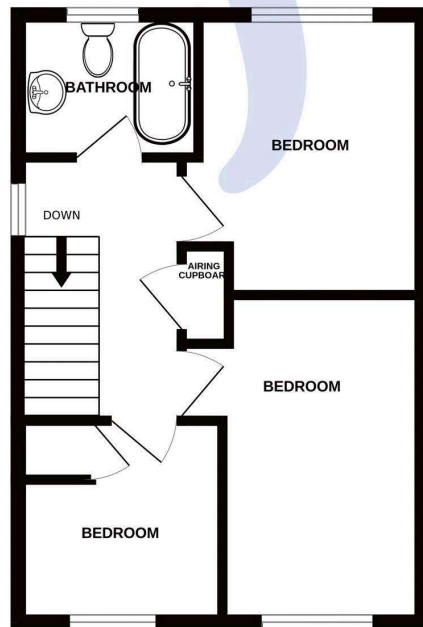
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**Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is 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 are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007024 05 September 2024

GROUND FLOOR  
595 sq.ft. (55.2 sq.m.) approx.



1ST FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 957 sq.ft. (88.9 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.  
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