

Browning Road, Balderton NG24 3QU



A deceptively spacious three bedroom detached bungalow situated in this highly sought after residential area. In addition to the three bedrooms, the property has an excellent sized lounge, a fabulous sized dining kitchen, utility room and bathroom. There is off road parking and an integral garage. A particular feature of this property is the large rear garden. The property is double glazed, has gas central heating and is available for purchase with NO CHAIN.

£295,000







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:

Reception Hallway

The spacious reception hallway has doors providing access to all rooms, and has cornice to the ceiling, LVT flooring, two ceiling light points and a radiator. Access to the roof space is obtained from the here.

Lounge 14' 11" x 11' 4" (4.54m x 3.45m)

This excellent sized and well proportioned reception room has a bow shaped window to the front elevation. The focal point of the lounge is the feature fireplace with electric fire inset. The room also has cornice to the ceiling, dado rail, a ceiling light point and a radiator.

Dining Kitchen 24' 0" x 12' 6" (7.31m x 3.81m) (at widest points, overall dimensions)

This fabulous room has windows and French doors to the rear providing access out to the garden, and further windows to either side. The kitchen area is fitted with an excellent range of 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 integrated appliances include a ceramic hob with extractor hood above, eye level double oven, fridge and freezer. There is also space and plumbing for a dishwasher. The central heating boiler is located within the kitchen area. The room is of sufficient size to comfortably accommodate both dining room and occasional furniture and has three ceiling light points and two radiators. The kitchen area has cushioned flooring and the dining area has wood laminate flooring. Accessed from the kitchen is the utility room.

Utility Room 7' 6" x 5' 9" (2.28m x 1.75m)

The utility room has a window to the side elevation, space and plumbing for both a washing machine and a tumble dryer, a ceramic tiled floor and a ceiling light point.

Bedroom One 12' 10" x 11' 5" (3.91m x 3.48m)

An excellent sized double bedroom having a window to the rear elevation overlooking the delightful garden. The bedroom has cornice to the ceiling, ceiling light/fan, and a radiator. The wardrobes in this bedroom are remaining in-situ.

Bedroom Two 11' 3" x 10' 0" (3.43m x 3.05m)

A further excellent sized double bedroom with a window to the front elevation, cornice to the ceiling, a ceiling light/fan and a radiator. This bedroom is currently utilised as a formal dining room.

Bedroom Three 8' 11" x 8' 0" (2.72m x 2.44m)

Bedroom three has a window to the rear elevation, cornice to the ceiling, a ceiling light point and a radiator.

Bathroom 7' 9" x 5' 9" (2.36m x 1.75m)

The well appointed bathroom has an opaque window to the side and is fitted with a white suite comprising bath with electric shower above, pedestal wash hand basin and WC. The bathroom has ceramic wall tiling and recessed ceiling spotlights. The airing cupboard is located here.

Outside

This bungalow stands on an excellent sized plot and to the front are hard landscaped gardens, adjacent to which is the driveway providing off road parking for at least two vehicles and leading to the garage. A footpath leads to the front door. There is gated access either side to the rear garden.

Garage 17' 0" x 8' 8" (5.18m x 2.64m)

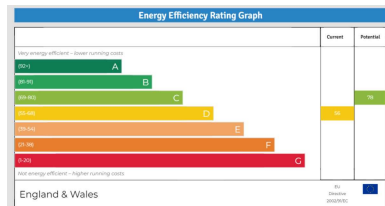
The garage has an up and over door to the front elevation and is equipped with power and lighting.

Rear Garden

The large rear garden is a particular feature of this home, is fully enclosed and laid primarily to well maintained lawn. The garden is edged with borders containing a vast array of mature shrubs and plants. There is a sizeable patio area adjacent to the rear of the property and this provides a wonderful outdoor seating and entertaining space.

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

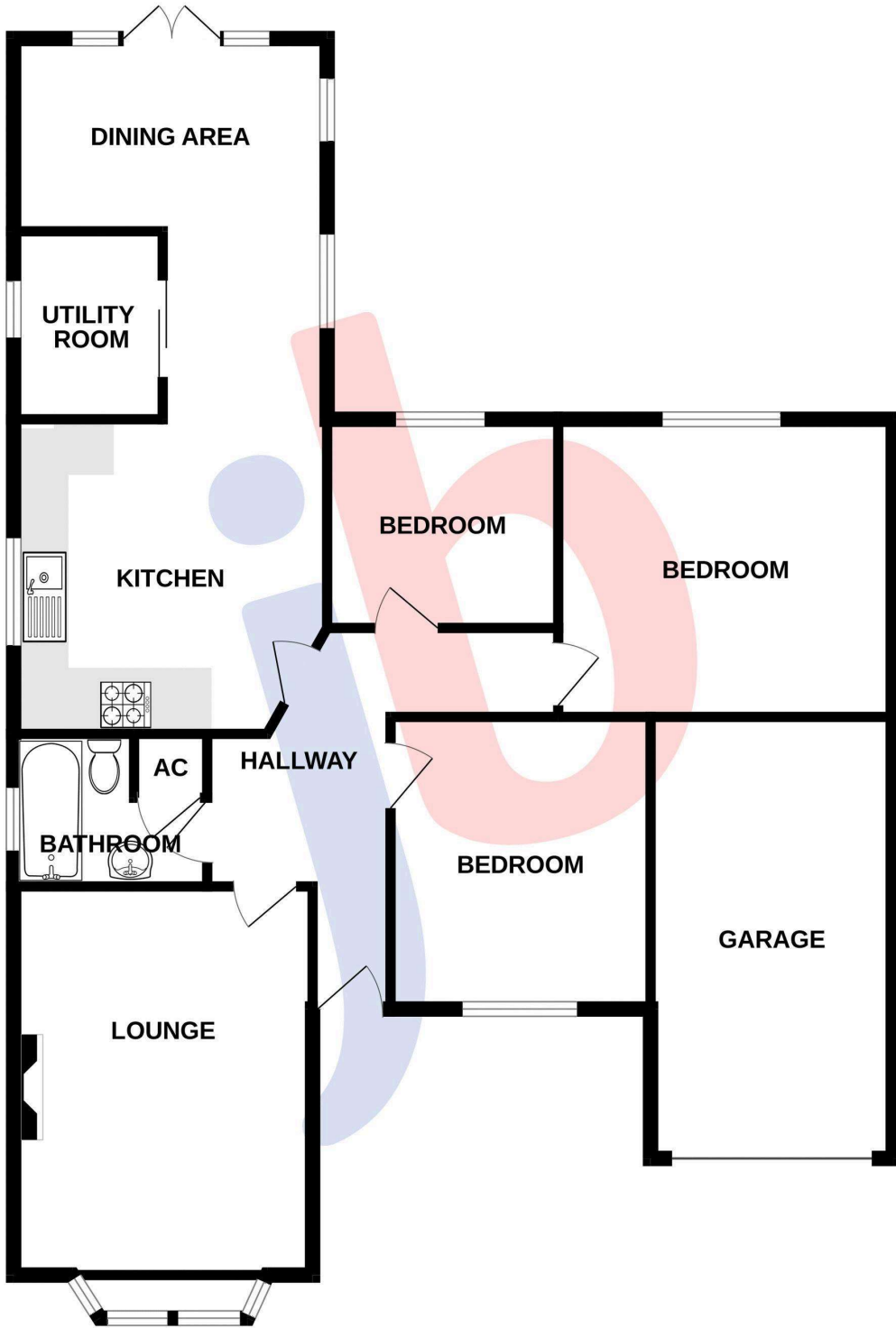
Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

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

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 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. 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 are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007028 08 August 2024

GROUND FLOOR
1114 sq.ft. (103.5 sq.m.) approx.



TOTAL FLOOR AREA : 1114 sq.ft. (103.5 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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