

Southfield, Balderton NG24 3QB



GUIDE PRICE: £280,000 to £290,000. An excellent sized four bedroom detached family home situated in this sought after location. In addition to the four bedrooms, the property has two well proportioned reception rooms, ground floor cloakroom, kitchen, first floor shower room and en-suite to the master. This family home stands on an excellent sized corner plot and has ample off road parking, an oversized garage and an enclosed garden to the rear. Double glazing and gas central heating are installed. Early viewing is highly recommended.

Guide Price £280,000 to £290,000







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, Aldi, Morrisons, Asda, Marks & Spencer food 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 the staircase rising to the first floor, beneath which is sited a useful storage cupboard. The hallway provides access to the lounge, the kitchen and the cloakroom and has light wood laminate flooring, cornice to the ceiling, a ceiling light point and a radiator.

Ground Floor Cloakroom

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

Lounge 16' 4" x 11' 5" (4.97m x 3.48m) (excluding bay window)

This excellent sized and well proportioned reception room has a bay window to the side elevation and glazed French doors leading through to the dining room. The lounge has cornice to the ceiling, a ceiling light point and a radiator.

Dining Room 12' 5" x 9' 2" (3.78m x 2.79m)

The dining room has a door leading into the kitchen and, as previously mentioned, glazed French doors into the lounge and this gives a nice flow to the ground floor accommodation. To the rear are sliding patio doors providing access out to the garden. The dining room has the same light wood laminate flooring that flows through from the hallway, cornice to the ceiling, part timber panelling to the walls, a ceiling light point and a radiator.

Kitchen 13' 8" x 8' 3" (4.16m x 2.51m)

The galley style kitchen has two windows to the front elevation and a half glazed door leading out to the rear garden. The kitchen is fitted with an excellent range of base and wall units complemented with contemporary square edge work surfaces and metro tiled splash backs. There is a stainless steel sink, an integrated oven with gas hob and extractor hood above, space and plumbing for both a washing machine and dishwasher, and further spaces for a larder fridge and freezer. The kitchen has the same flooring as that of the hallway, cornice to the ceiling and a ceiling light point. The central heating boiler is located in the kitchen.

First Floor Landing

The staircase with glass balustrade rises from the entrance hallway to the first floor landing which has doors into all four bedrooms and the shower room. The landing has a useful storage cupboard and two ceiling light points. Access to the loft space is obtained from the landing.

Bedroom One 13' 3" x 9' 1" (4.04m x 2.77m)

A double bedroom with a window to the side elevation, cornice to the ceiling, a ceiling light point and a radiator. A door provides access to the en-suite shower room.

En-suite Shower Room

The en-suite has an opaque window to the rear elevation and is fitted with a walk-in shower cubicle with mains shower, pedestal wash hand basin and WC. The room is complemented with part ceramic tiling to the walls. In addition there is cornice to the ceiling, a ceiling light point, an extractor fan, shaver socket and radiator.

Bedroom Two 11' 6" x 9' 2" (3.50m x 2.79m)

A double bedroom with a window to the side elevation, light wood laminate flooring, cornice to the ceiling, a ceiling light point and a radiator.

Bedroom Three 10' 4" x 8' 7" (3.15m x 2.61m)

A good sized bedroom having dual aspect windows to the front and side elevations. The bedroom has a useful storage area sited above the staircase, cornice to the ceiling, a ceiling light point and a radiator.

Bedroom Four 8' 6" x 6' 6" (2.59m x 1.98m)

Bedroom four has dual aspect windows to the front and side elevations, light wood laminate flooring, cornice to the ceiling, a ceiling light point and a radiator.

Family Shower Room

Having an opaque window to the front elevation and fitted with a walk-in shower cubicle with mains shower, vanity unit with wash hand basin inset and storage beneath, and WC. The shower room is complemented with part ceramic wall tiling and has cornice to the ceiling, a ceiling light point, an extractor fan, shaver socket and radiator.

Outside

This family home stands on an excellent sized corner plot and to the front are three distinctive lawned areas and a footpath leading to the front door. A further footpath leads to gated access into the main garden which is located to the side. Also situated at the front of the property is the double width driveway providing off road parking for at least two vehicles and in turn leads down to the oversized garage.

Garage 16' 9" x 16' 6" (5.10m x 5.03m) (at widest points, narrowing at the rear)

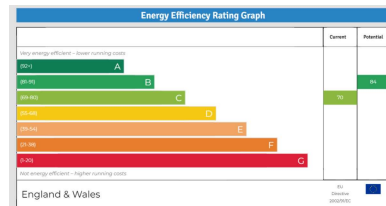
This large garage has twin up and over doors to the front elevation, a personnel door to the rear leading into the garden, and is equipped with power and lighting.

Main Garden

The main garden is located to the side of the property and enjoys a high degree of privacy. The garden comprises a neatly maintained lawn edged with borders containing a number of mature trees and plants. There is a raised decked area adjacent to the patio doors and kitchen door and this provides an ideal outdoor seating and entertaining space.

Council Tax

The property is in Band D.



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.

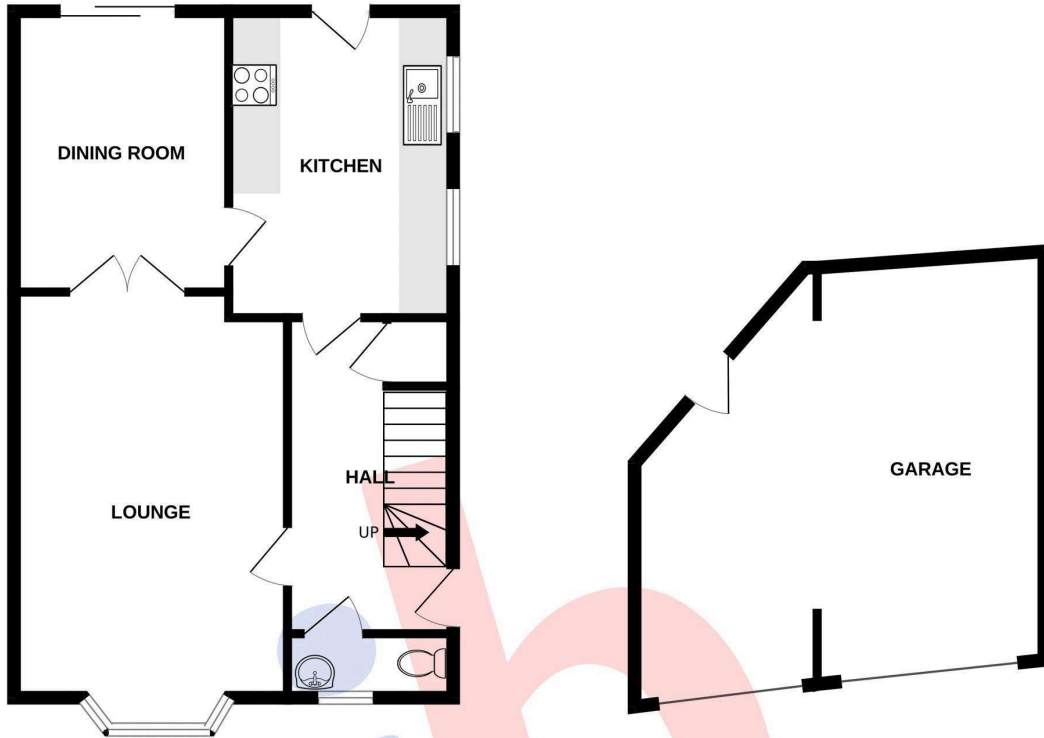
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

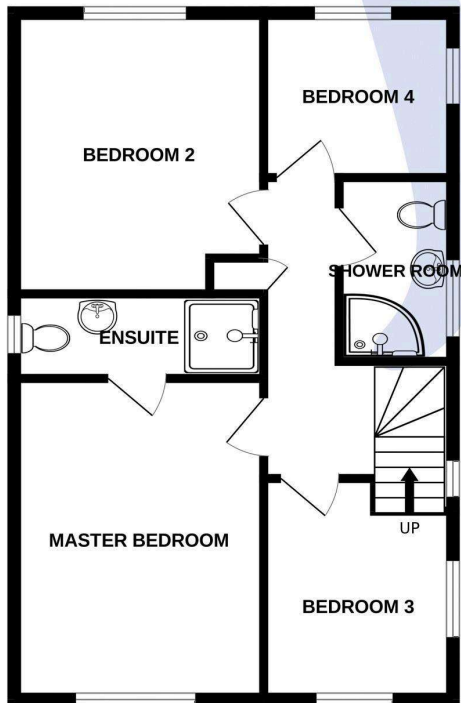
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these 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 are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007115 07 October 2024



GROUND FLOOR
859 sq.ft. (79.8 sq.m.) approx.



1ST FLOOR
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA : 1421 sq.ft. (132.0 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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