

Gamage Close, Balderton NG24 3QA



A two bedroom semi detached bungalow situated in a cul-de-sac of similar properties. In addition to the TWO DOUBLE BEDROOMS, the property has an excellent sized lounge/diner fitted kitchen, shower room and conservatory. There is off road parking and a tiered garden to the rear. The property is double glazed, has oil fired central heating and is available for purchase with NO CHAIN.

Offers Over £160,000







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 which is located to the side of the property, this leads into:

Kitchen 11' 8" x 9' 3" (3.55m x 2.82m)

This 'L' shaped kitchen has a window to the rear elevation and is fitted with a good range of base and wall units with roll top work surfaces and tiled splash backs. There is a stainless steel sink, an integrated oven with ceramic hob and extractor hood above, and space and plumbing for both a washing and tumble dryer. The kitchen has two ceiling light points and a radiator. A door leads into the lounge/diner.

Lounge/Diner 14' 3" x 13' 0" (4.34m x 3.96m) (at widest points)

This excellent sized reception room has sliding patio doors leading through to the conservatory, and a door into the inner hallway. The focal point of the lounge/diner is the log burning stove. The room is of sufficient size to accommodate both lounge and dining room furniture and also has cornice to the ceiling, dado rail, a ceiling light point and two radiators.

Conservatory 8' 8" x 6' 11" (2.64m x 2.11m)

The conservatory is of dwarf brick wall construction with triple aspect windows enjoying views of the garden. French doors provide access to the patio. The conservatory has a wall light point and an electric panel heater.

Inner Hallway

The inner hallway provides access to both bedrooms and the shower room. Within this hallway is a useful storage cupboard, cornice to the ceiling, a ceiling light point and a radiator.

Bedroom One 10' 11" x 9' 8" (3.32m x 2.94m) (including wardrobes)

A double bedroom with a window to the front elevation, cornice to the ceiling, a ceiling light point and a radiator. This bedroom is complemented with an excellent range of fitted wardrobes and chests of drawers.

Bedroom Two 9' 8" x 9' 0" (2.94m x 2.74m)

A further double bedroom having a window to the front elevation, cornice to the ceiling, a ceiling light point and a radiator.

Shower Room 6' 10" x 6' 4" (2.08m x 1.93m)

The well appointed shower room has a high level opaque window to the side elevation and is fitted with an oversized walk-in shower cubicle with mains rainwater head shower, pedestal wash hand basin and WC. The room is complemented with contemporary ceramic floor and wall tiling, recessed ceiling spotlights and a radiator. Access to the loft space is obtained from the shower room.

Outside

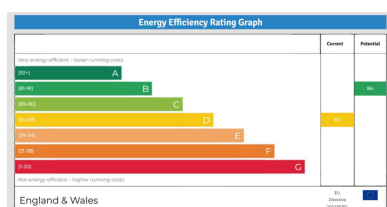
The bungalow is approached via an unadopted road and stands on an excellent sized corner plot. To the front is a hard landscaped garden, adjacent to this is the driveway which continues via wrought iron gates down the side of the property and provides ample off road parking.

Rear Garden

The rear garden is tiered in design and has both upper and lower level lawns. The garden is fully enclosed and contains a variety of shrubs and plants. There is a patio area adjacent to the conservatory and this provides an ideal outdoor seating and entertaining space. Also located within the garden is a steel garage and a timber garden shed. The central heating boiler is located externally at the rear of the property.

Council Tax

The property is in Band A.



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

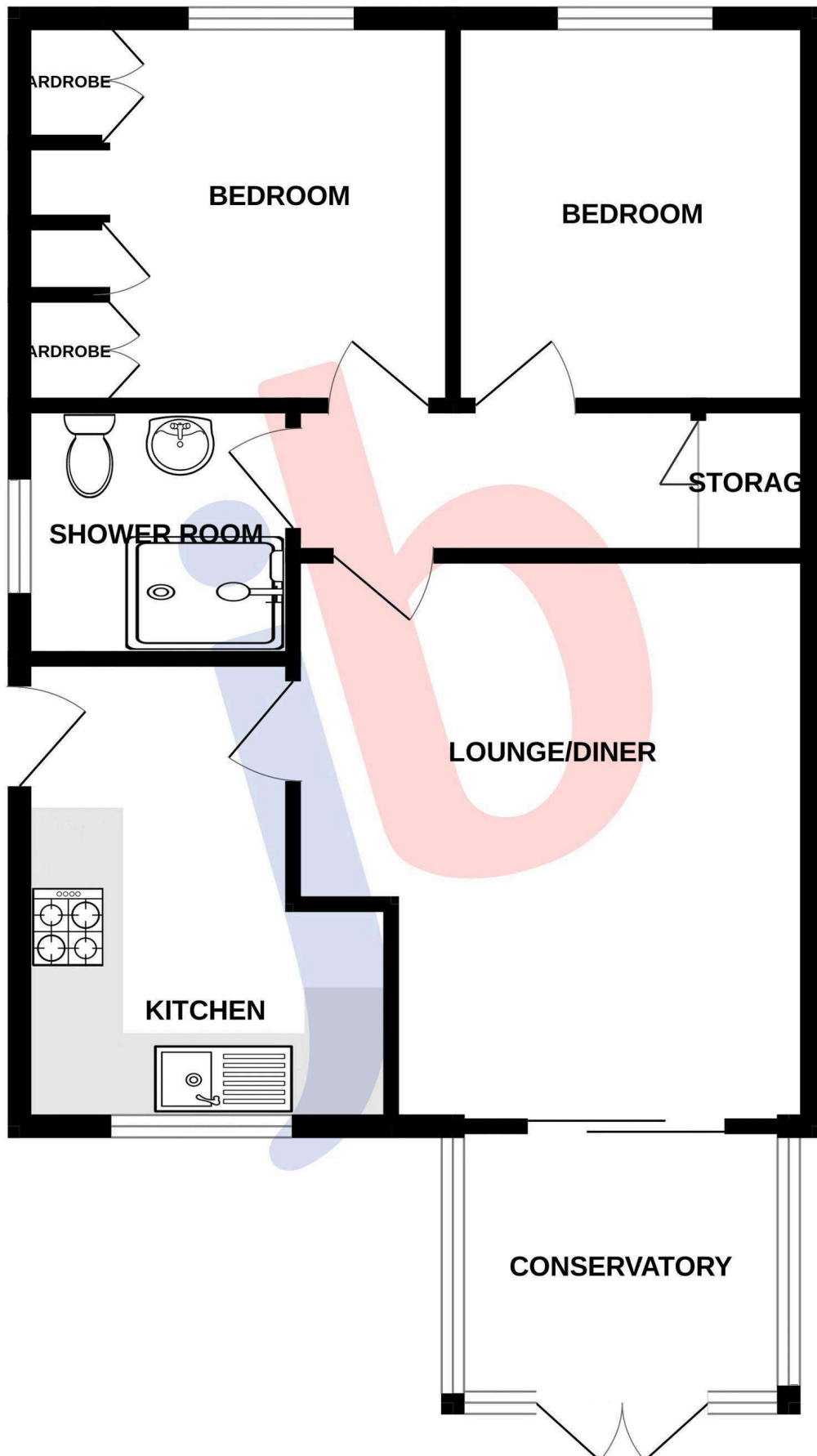
Newark & Sherwood District Council, Notts, 01636 650000

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. 00002249 21 March 2025

GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 607 sq.ft. (56.4 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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