

Harewood House, Balderton NG24 3NY



A unique and very substantial detached residence in a very private setting in the heart of Balderton. The accommodation includes three reception rooms, a superb kitchen, cloakroom, three bedrooms, en-suite and shower room. There is ample off road parking and an enclosed garden to the rear. THE HOT TUB IS INCLUDED WITHIN THE SALE. Double glazing and gas central heating are installed. Early viewing is essential to appreciate this wonderful home.

£400,000







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

The property is accessed via electric gates which lead onto a gravel driveway where there is ample off road parking, this in turn leads to the front door. Upon entering the front door, this leads into:

Reception Hallway

The spacious and welcoming reception hallway has the staircase rising to the first floor, beneath which is sited a useful storage cupboard. This large hallway is currently utilised as a home office/study area and has a ceramic tiled floor, cornice to the ceiling, two ceiling light points and a contemporary vertical radiator. From the hallway doors lead into the cloakroom and the dining room/family room, and a large archway provides access into the kitchen.

Cloakroom

The cloakroom has an opaque window to the rear elevation and is fitted with a vanity unit with circular wash hand basin on set to a granite top, and storage beneath, and WC. The cloakroom has contemporary ceramic tiling to the floor and walls, a ceiling light point and a radiator.

Kitchen 18' 3" x 11' 9" (5.56m x 3.58m)

This fabulous contemporary kitchen has dual aspect windows to the front and rear elevations and is fitted with a vast array of base and wall units complemented with square edge work surfaces and tiled splash backs. There is a one and a half bowl sink, and integrated appliances include an eye level oven and microwave, two wine coolers and a dishwasher. Located within the central island is an induction hob with raising extractor hood, together with a useful breakfast bar. The kitchen has the same ceramic tiled floor that flows through from the hallway and recessed ceiling spotlights. A door leads through to a secondary hallway.

Secondary Hallway

This hallway has doors to the front and rear elevations and provides a most useful and versatile alternative entrance. There is a skylight window to the front elevation and a ceiling light point.

Games Room 17' 0" x 16' 0" (5.18m x 4.87m)

This room has dual aspect windows to the front and side elevations, and French doors leading out to the front of the property. This delightful room has a ceramic tiled floor with underfloor heating and recessed ceiling spotlights. Whilst currently utilised as a games/family room it could, subject to the appropriate planning and building consents, form a ground floor bedroom or potential annexe.

Dining Room/Family Room 18' 3" x 12' 9" (5.56m x 3.88m)

This extraordinarily large reception room has dual aspect windows to the rear and side elevations, and French doors leading out to the garden. A further door leads to the utility room. The dining room/family room has a ceramic tiled floor, a radiator and a combination of ceiling light points and recessed ceiling spotlights. Glazed French doors lead into the lounge.

Lounge 17' 2" x 10' 11" (5.23m x 3.32m) (plus bay window)

The lounge has a bay window looking towards the driveway and a further window to the rear overlooking the garden. The focal point of the lounge is the feature fireplace with log burning stove inset. The room also has cornice to the ceiling, both wall and ceiling light points and two radiators.

Utility Room 9' 9" x 5' 6" (2.97m x 1.68m)

The utility room has a half glazed door leading out to the rear of the property and is fitted with an excellent range of base and wall units providing ample storage. There is a one and a half bowl sink, and space and plumbing for both a washing machine and a tumble dryer. The room has a ceramic tiled floor, a ceiling light point and a radiator.

First Floor Landing

The staircase rises from the reception hallway to the spacious first floor galleried landing which has windows to the front and rear elevations. The landing provides access to the three bedrooms and the family shower room, and has two ceiling light points. The landing has a cupboard housing the central heating boiler, and also provides access to the loft space.

Bedroom One 18' 3" x 12' 10" (5.56m x 3.91m) (including wardrobes)

A superb sized double bedroom having two windows to the rear elevation, and a comprehensive suite of fitted wardrobes with sliding mirror doors. The room is enhanced with wood panelling on a feature wall, and also has cornice to the ceiling, a ceiling light point and a vertical radiator. A door leads into the en-suite shower room.

En-suite Shower Room 9' 10" x 5' 5" (2.99m x 1.65m)

The en-suite has a window to the rear elevation and is fitted with a double width walk-in shower cubicle with mains rainwater head shower, vanity unit with wash hand basin inset and ample storage, and a WC. The en-suite is complemented with ceramic floor tiling with underfloor heating, ceramic tiling to the walls and recessed ceiling spotlights. In addition there is an extractor fan.

Bedroom Two 17' 3" x 11' 0" (5.25m x 3.35m)

Once again this is a very large double bedroom with a window to the rear elevation, a ceiling light point and a radiator. Further access is gained to the roof space from this bedroom.

Bedroom Three 12' 5" x 11' 10" (3.78m x 3.60m)

Having a window to the front elevation, a ceiling light point and a radiator.

Family Shower Room 10' 11" x 5' 4" (3.32m x 1.62m)

The well appointed shower room has an opaque window to the front elevation and is fitted with a walk-in shower cubicle with mains rainwater head shower, large vanity unit with twin sinks and storage beneath, and a WC. The room is complemented with recessed shelving, and contemporary ceramic floor and wall tiling. There is also a ceiling light point and a radiator.

Outside

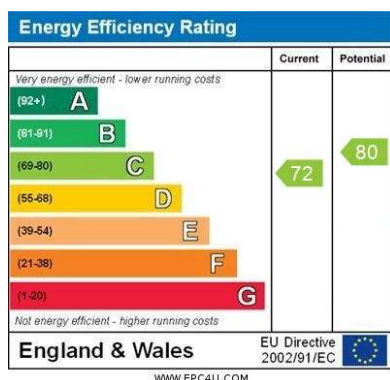
As previously mentioned, the property is accessed via electric gates which lead onto a large gravelled driveway providing off road parking for numerous vehicles. Situated adjacent to the driveway is a useful brick outhouse for storage. There is an electric charging point next to the gable end. Gated access either side leads to the rear garden.

Rear Garden

The rear garden is fully enclosed and laid primarily to lawn. There is a substantial 'L' shaped deck which provides an ideal outdoor seating and entertaining space. The garden contains a variety of mature shrubs and plants. The hot tub is included within the sale.

Council Tax

The property is in Band E.



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.

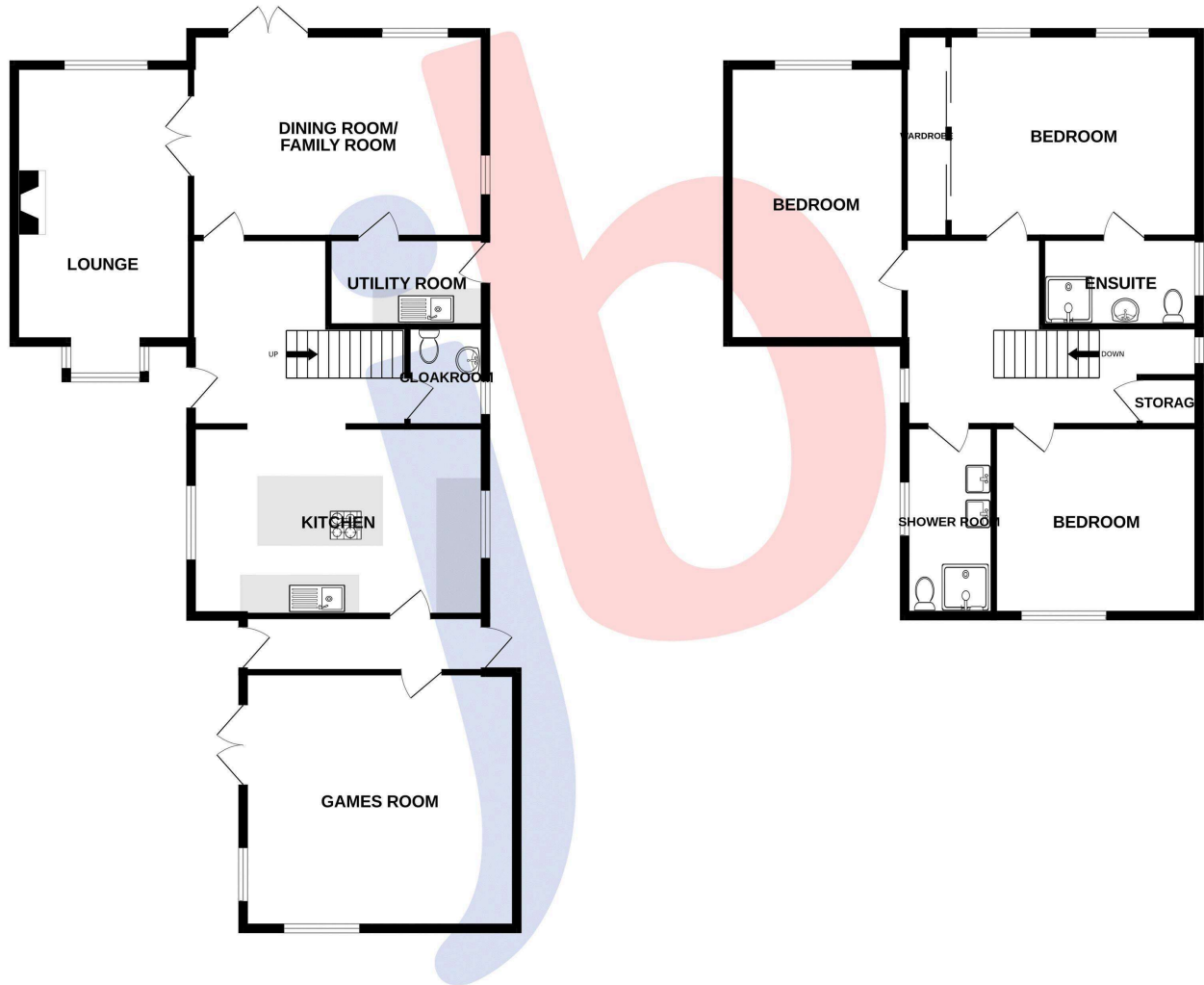
Services/Referral Fees

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. 00006532 25 April 2025

GROUND FLOOR
1176 sq.ft. (109.3 sq.m.) approx.

1ST FLOOR
850 sq.ft. (78.9 sq.m.) approx.



TOTAL FLOOR AREA : 2026 sq.ft. (188.2 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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