

Priory Close, Balderton NG24 3JA



An extended three bedroom semi detached Fosters built property situated in a quiet cul-de-sac in a popular residential location. In addition to the three excellent sized bedrooms, the property has a large lounge, dining room, kitchen and first floor wet room. The property has off road parking, a garage and a good sized garden to the rear. Double glazing, gas central heating and solar panels are installed. Available for purchase with NO CHAIN.

£230,000





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. 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. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln.

Accommodation

Upon entering the front door, this leads into:

Reception Hallway

The spacious reception hallway has the staircase rising to the first floor and glazed doors providing access to the lounge and dining room. The hallway has wood laminate flooring, multiple ceiling light points and a radiator.

Lounge 18' 5" x 11' 0" (5.61m x 3.35m)

This large and well proportioned reception room has picture windows to the front and rear elevations making it particularly bright and airy, the window to the rear has a particularly nice aspect across the garden. The focal point of the lounge is the fireplace with electric fire inset. The room has cornice to the ceiling, both wall and ceiling light points and two radiators.

Dining Room 12' 2" x 11' 2" (3.71m x 3.40m)

A further superb sized and very well proportioned reception room having a window to the rear elevation and a glazed door leading through to the kitchen. Either side of the chimney breast are useful storage cupboards. The dining room has wood laminate flooring, cornice to the ceiling, a ceiling light point and a radiator.

Kitchen 13' 2" x 12' 5" (4.01m x 3.78m) (at widest points)

The kitchen is 'L' shaped and is formed within the extension. There is a window to the rear elevation, a glazed door providing access to the garden and also a Velux window which makes the kitchen particularly bright and airy. The kitchen is fitted with a good range of base and wall units complemented with roll top work surfaces and tiled splash backs. There is a sink, and integrated appliances include an eye level double oven, a ceramic hob with extractor hood above, and a dishwasher. The washing machine and the American style fridge/freezer are also included within the sale. The kitchen has a ceramic tiled floor, recessed ceiling spotlights and a kickboard heater.

First Floor Landing

The staircase rises from the reception hallway to the first floor landing which has a window to the front elevation and doors into the three bedrooms and the wet room. The landing has a useful storage cupboard and a ceiling light point. Access to the roof space is obtained from the landing.

Bedroom One 12' 1" x 11' 0" (3.68m x 3.35m)

A good sized double bedroom with a window to the rear elevation, cornice to the ceiling, recessed ceiling spotlights and a radiator.

Bedroom Two 11' 2" x 9' 2" (3.40m x 2.79m)

Also a double bedroom, having a window to the rear elevation. The bedroom has a range of fitted furniture including double wardrobes and overhead storage, cornice to the ceiling, a ceiling light point and a radiator.

Bedroom Three 11' 0" x 6' 9" (3.35m x 2.06m)

An excellent sized third bedroom with a picture window to the front elevation, cornice to the ceiling, a ceiling light point and a radiator.

Wet Room 9' 4" x 7' 11" (2.84m x 2.41m) (at widest points)

The wet room has an opaque window to the side elevation and is fitted with an electric shower, pedestal wash hand basin and WC. The room is complemented with ceramic tiling to the walls and recessed ceiling spotlights. In addition there is an extractor fan, a wall mounted heater, a wall light point and a shaver socket.

Outside

The property sits on an excellent sized plot and to the front is a large hard landscaped garden, adjacent to which is the driveway providing off road parking. A footpath leads down the side of the property to the rear garden.

Rear Garden

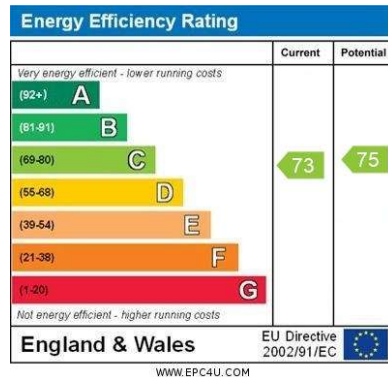
The rear garden is of a good size and comprises a shaped lawn edged with borders containing a number of mature shrubs, plants and trees. There is a sizeable patio area adjacent to the rear of the property and this provides an ideal outdoor seating and entertaining space. The timber garden shed and the greenhouse are included within the sale.

Garage 14' 7" x 9' 5" (4.44m x 2.87m)

The garage has an electrically operated roller shutter door to the front elevation and is equipped with both power and lighting. The central heating boiler is located here. There is further storage space above the garage, accessed by a ladder and loft hatch.

Council Tax

The property is currently 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.

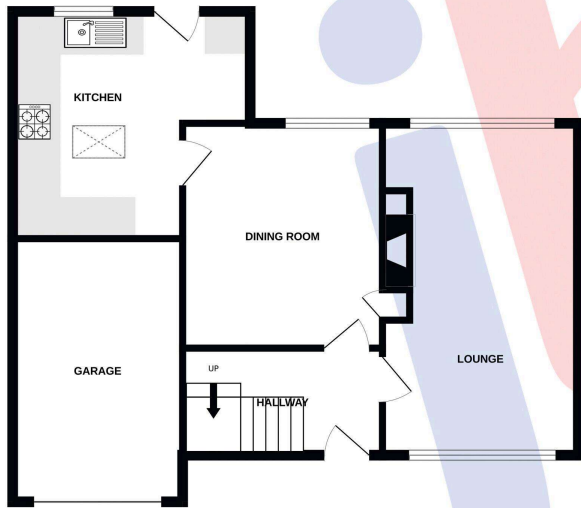
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

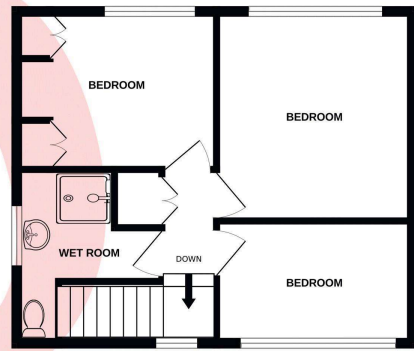
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these 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. 00007443 14 November 2025



GROUND FLOOR
677 sq.ft. (62.9 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 1081 sq.ft. (100.5 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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