

Wolfit Avenue, Balderton NG24 3PH



GUIDE PRICE £230,000 to £240,000. An extended and substantial three bedroom semi detached family home situated in a popular residential area. In addition to the three double bedrooms, the property has an excellent sized lounge, fabulous dining kitchen, conservatory, cloakroom, study, bathroom and en-suite. The property has off road parking and the rear garden has a high degree of privacy. Double glazing and gas central heating are installed. Early viewing is essential to appreciate the size of this home.

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

Accommodation

Upon entering the front door, this leads into:

Entrance Hallway

The entrance hallway has the staircase rising to the first floor and doors providing access to the cloakroom, lounge and dining kitchen. The hallway has a ceiling light point and a radiator.

Ground Floor Cloakroom

The cloakroom has an opaque window to the front elevation and is fitted with a vanity unit with wash hand basin on set and storage beneath, and a WC. The room has a ceramic tiled floor and a ceiling light point.

Dining Kitchen 25' 3" x 18' 5" (7.69m x 5.61m) (at widest points)

This extraordinarily large 'L' shaped dining kitchen is formed within the extended part of the home and has windows and French doors to the rear elevation enjoying views and providing access to the garden. There is also a high level window to front. The kitchen area is fitted with a comprehensive range of base and wall units with roll top work surfaces and tiled splash backs. There is a one and a half bowl stainless steel sink, an integrated dishwasher, space and plumbing for both a washing machine and tumble dryer, and further space for an American style fridge/freezer. The gas fired Range cooker and extractor canopy are included within the sale. The kitchen area has recessed ceiling spotlights. The entire room is of sufficient size to comfortably accommodate a large dining table together with occasional furniture and within the dining area is a ceiling light point and a radiator. Accessed from the kitchen are two useful storage cupboards, one of which is sited beneath the staircase.

Lounge 18' 5" x 10' 2" (5.61m x 3.10m)

A good sized reception room with a window to the front elevation and sliding patio doors to the rear leading into the conservatory. The lounge has a contemporary inset gas fire, two ceiling light points and a radiator.

Conseratory 11' 2" x 9' 8" (3.40m x 2.94m)

The conservatory is of dwarf brick wall construction with a upvc frame and has French doors providing access into the garden. The conservatory has a ceramic tiled floor and a ceiling light point.

First Floor Landing

The staircase rises from the entrance hallway to the first floor landing which has doors into three double bedrooms, the study and family bathroom. There is a useful storage cupboard which also houses the central heating boiler. The landing has three ceiling light points. Access to the loft space is obtained from the landing.

Bedroom One 12' 2" x 10' 0" (3.71m x 3.05m)

A double bedroom, formed within the extension, with a window to the front elevation, stripped wooden floorboards, recessed ceiling spotlights and a radiator. Further access to the loft space is located here. A door leads into the en-suite shower room.

En-suite Shower Room 10' 0" x 5' 7" (3.05m x 1.70m)

The en-suite has a high level opaque window to the rear and is fitted with a walk-in shower cubicle with mains shower and curved shower screen, vanity unit with wash hand basin on set and storage beneath, and a WC. The room is complemented with ceramic floor and wall tiling, together with recessed ceiling spotlights. In addition there is an extractor fan and a heated towel rail.

Bedroom Two 12' 5" x 10' 2" (3.78m x 3.10m)

Also an excellent sized double bedroom with a window to the front elevation, a fitted wardrobe sited above the staircase, a ceiling light point and a radiator.

Bedroom Three 11' 0" x 9' 2" (3.35m x 2.79m)

A further double bedroom with a window to the front elevation, a fitted wardrobe sited above the staircase, a ceiling light point and a radiator.

Study 7' 11" x 5' 8" (2.41m x 1.73m)

The study has a window to the rear elevation, a useful fitted storage cupboard, a ceiling light point and a radiator.

Family Bathroom 10' 3" x 5' 7" (3.12m x 1.70m) (at widest points)

The 'L' shaped bathroom has a high level opaque window to the rear and is fitted with a coloured suite comprising bath with electric shower above, pedestal wash hand basin and WC. The bathroom has ceramic wall tiling, a ceiling light point, a heated towel rail and a wall mounted heater.

Outside

To the front of the property is a lawned garden and adjacent to this is a driveway providing off road parking for two to three vehicles. Gated access to the side leads around to the rear garden.

Rear Garden

The rear garden is fully enclosed and enjoys a high degree of privacy. The garden is laid primarily to lawn and has a substantial patio area with wooden canopy over, ideal for outdoor seating and entertaining. The garden contains a number of mature shrubs and plants.

Council Tax

The property is currently 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.

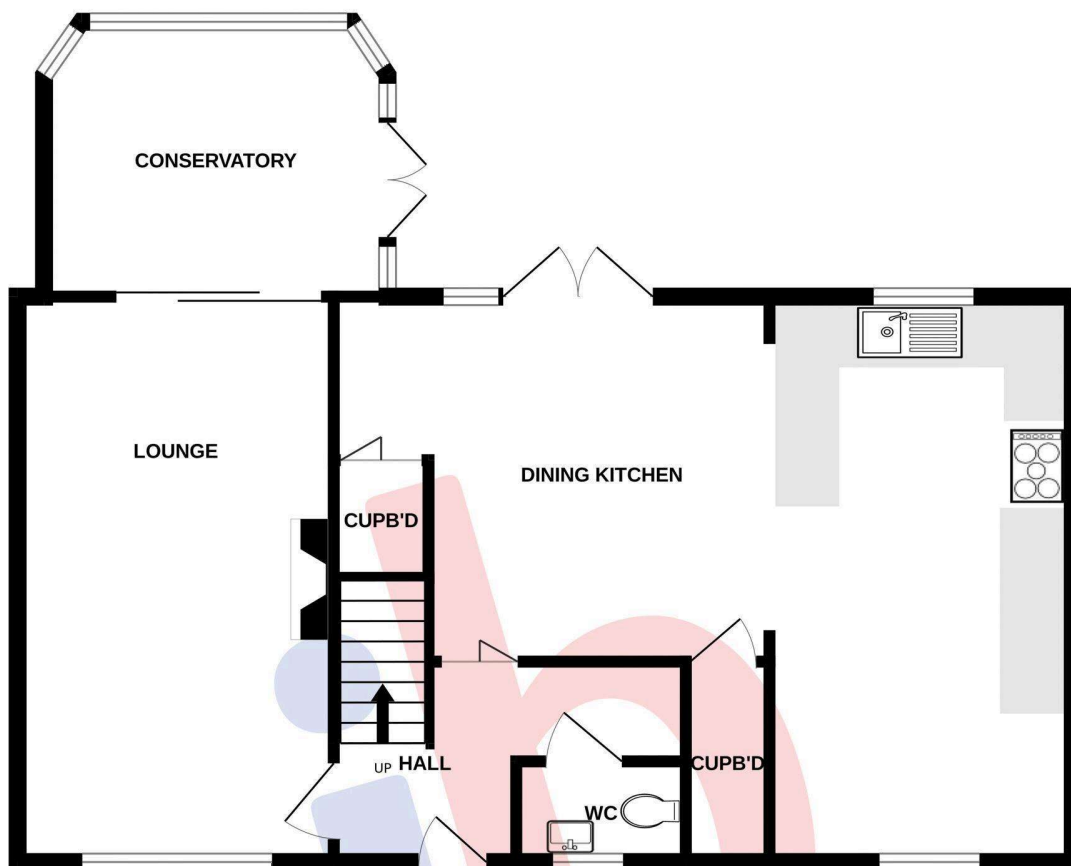
Services/Referral Fees

Please note that we can 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

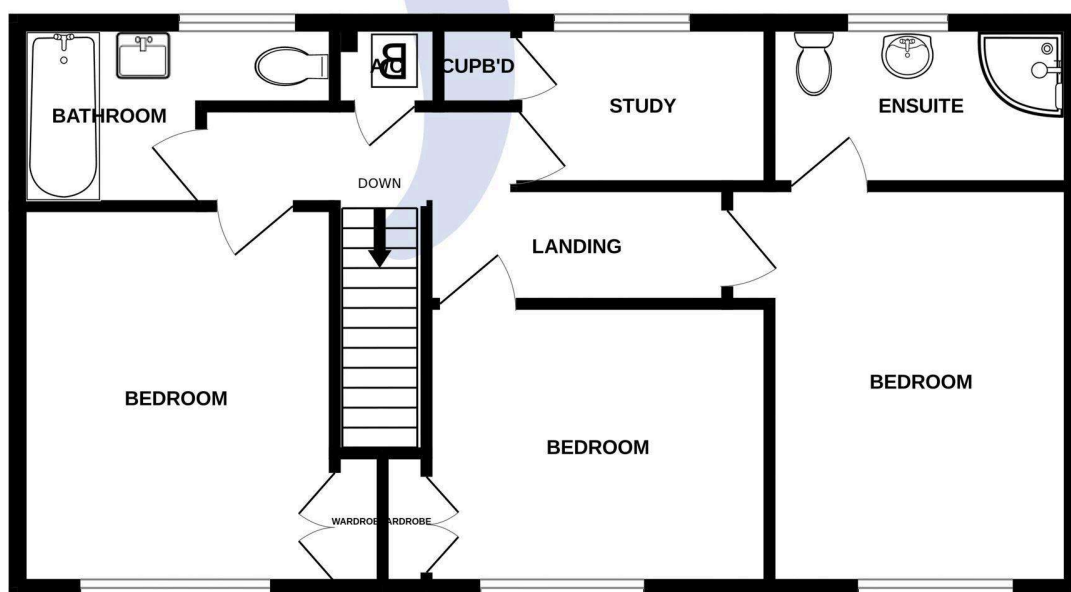
Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – 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. 00007547 20 November 2025



GROUND FLOOR
741 sq.ft. (68.8 sq.m.) approx.



1ST FLOOR
645 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA : 1386 sq.ft. (128.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements

...that every example has been made to ensure the accuracy of the information contained here, measurement 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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