

## Wolfit Avenue, Balderton NG24 3PH



**OFFERS OVER £190,000.** An immaculately presented three bedroom semi detached family home situated in this popular residential area. In addition to the three bedrooms, there is an excellent sized lounge, dining kitchen, cloakroom and first floor bathroom. The property has off road parking, gardens to the front and rear and two useful outbuildings. Double glazing and gas central heating are installed. Early viewing is essential.

**Offers Over £190,000**













## 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 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 into the cloakroom, the lounge and dining kitchen. The hallway is enhanced with LVT flooring, recessed ceiling spotlights and a radiator.

### Ground Floor Cloakroom

The cloakroom has a high level window to the front elevation and is fitted with a WC and wash hand basin. There is also a ceiling light point.

### Lounge 18' 4" x 10' 3" (5.58m x 3.12m)

This fabulous sized reception room has dual aspect windows to the front and rear elevations making it particularly bright and airy. The focal point of the lounge is the fireplace with log burning stove inset and contemporary marble effect hearth. The lounge also has two ceiling light points and a radiator.

### Dining Kitchen 14' 2" x 11' 7" (4.31m x 3.53m)

The dining kitchen has a window to the rear elevation and, as previously mentioned, a door providing access to the side passageway. The kitchen is fitted with an excellent range of contemporary base and wall units, complemented with square edge work surfaces and matching splash backs. There is a one and a half bowl sink and integrated appliances include an oven with induction hob and extractor hood above, dishwasher, fridge and freezer. There is space for an integrated washing machine. In addition there is space for a separate tumble dryer. Also within the kitchen are two useful storage cupboards, one of which is sited beneath the staircase. The room is of sufficient size to comfortably accommodate a large dining table and has LVT flooring, recessed ceiling spotlights and a radiator.

## **First Floor Landing**

The staircase rises from the entrance hallway to the first floor landing which has doors into the three bedrooms and the bathroom. The landing has recessed ceiling spotlights and a useful storage cupboard which also houses the central heating boiler.

### **Bedroom One** 12' 4" x 10' 2" (3.76m x 3.10m)

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

### **Bedroom Two** 11' 1" x 9' 2" (3.38m x 2.79m) *(excluding door recess)*

A further double bedroom with a window to the front elevation, a fitted double wardrobe, a ceiling light point and a radiator. Access to the loft space is obtained from here.

### **Bedroom Three** 8' 11" x 8' 0" (2.72m x 2.44m)

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

### **Bathroom** 10' 1" x 5' 8" (3.07m x 1.73m) *(at widest points)*

This beautifully appointed 'L' shaped bathroom has a high level opaque window to the rear and is fitted with a white suite comprising bath with shower mixer tap attachment, pedestal wash hand basin and WC. In addition there is an oversized walk-in shower cubicle with mains rainwater head shower. The bathroom is complemented with contemporary ceramic floor and wall tiling together with recessed ceiling spotlights and a heated towel rail.

## **Outside**

To the front of the property are two distinctive gravelled off road parking spaces and a raised lawn. The front garden is bounded by mature hedgerow and provides access to the rear garden via a side passageway.

### **Side Passageway**

Situated within this passageway are two useful outbuildings ideal for storage. A door leads through to the dining kitchen.

### **Rear Garden**

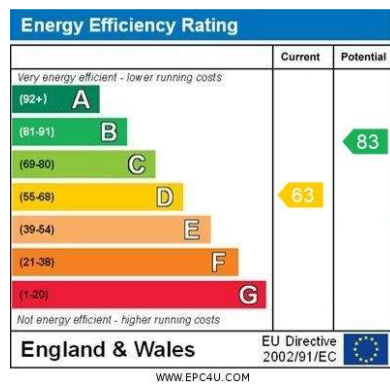
The rear garden is fully enclosed and laid primarily to lawn. There is a gravelled area and raised deck, both of which are ideal for outdoor seating and entertaining. The garden contains a number of mature shrubs and trees.

## **Council Tax**

The property is in Band A.

## **Vendor Comments**

We have been informed that the paint used throughout is from Little Greene Paints and that all the carpets are bleachable.



### **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**

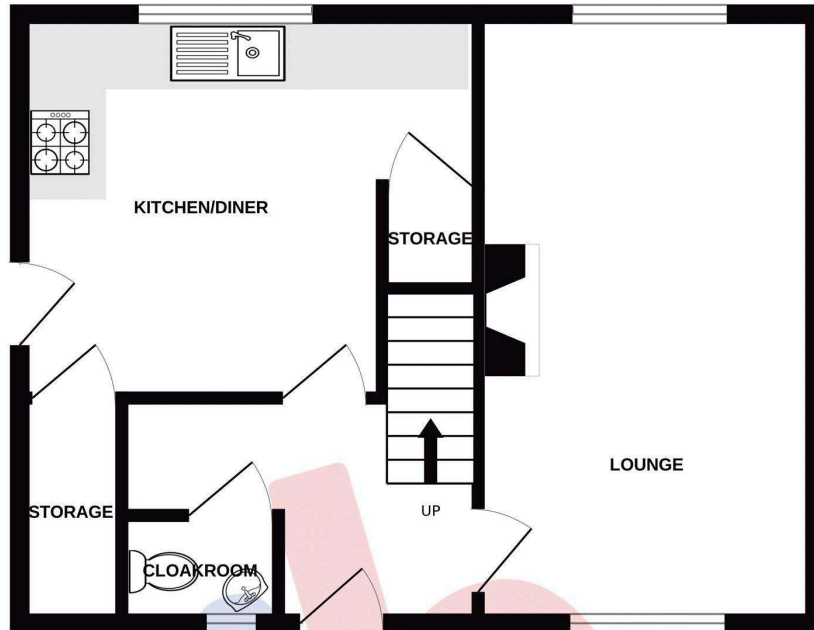
Newark & Sherwood District Council, Notts, 01636 650000

#### **Possession/Tenure**

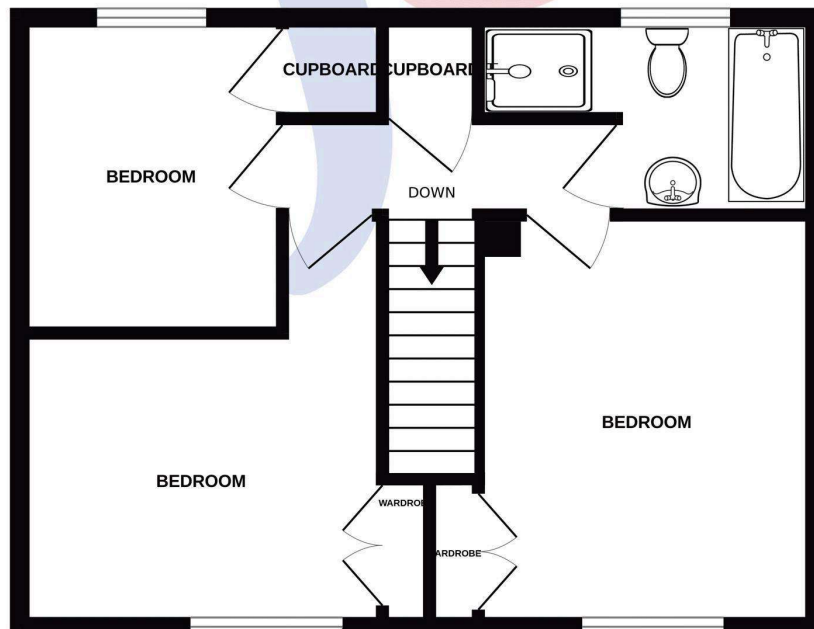
Vacant possession will be given upon completion. The tenure of the property is Freehold.

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GROUND FLOOR  
432 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 870 sq.ft. (80.8 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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