



Balmoral Drive, Newark, NG24 2FZ

welcome to

Balmoral Drive, Newark

***MUST BE VIEWED *** This generously sized detached family home ideally located on the outskirts of Newark with easy access into the town centre, A1 and local amenities. Offering spacious accommodation throughout with the benefit of a driveway for multiple cars, double garage and garden.



Entrance Hall

Spacious entrance with radiator and stairs rising to the first floor.

Wc/Cloakroom

WC, wash hand basin and radiator.

Living Room

11' 2" MAX x 18' (3.40m MAX x 5.49m)

Generously sized living room with log burner, two radiators and double glazed window to the front.

Dining Room

9' 7" x 11' 10" (2.92m x 3.61m)

Separate dining room with double glazed French doors to the rear and radiator.

Reception Room 3

8' 7" MAX x 12' 10" (2.62m MAX x 3.91m)

Situated at the front of the property with two double glazed windows to the front and radiator.

Kitchen

14' 1" x 11' 11" MAX (4.29m x 3.63m MAX)

A range of low and eye level units with part tiled walls, dual range cooker, sink and drainer, space for dishwasher and space for fridge/freezer. Two double glazed windows to the rear and radiator.

Utility Room

5' 11" x 5' (1.80m x 1.52m)

A range of low and eye level units with part tiled walls, sink and drainer, plumbing for washing machine and uPVC door to the side.

First Floor Landing

A sizeable landing with airing cupboard, loft hatch access, radiator and access to all four bedrooms and family bathroom.

Bedroom One

13' 6" x 13' 2" MAX (4.11m x 4.01m MAX)

A large DOUBLE bedroom with two double glazed windows to the front, fitted wardrobes, built in storage cupboard and radiator.

En-Suite

A fully tiled three piece en-suite with WC, wash hand basin, shower and radiator. Obscured double glazed window to the front.

Bedroom Two

10' 1" MAX x 9' 8" (3.07m MAX x 2.95m)

Jack And Jill Bathroom

A modern fitted three piece part tiled bathroom with WC, wash hand basin, shower and radiator.

Bedroom Three

10' 1" MAX x 12' 3" MIN (3.07m MAX x 3.73m MIN)

A further DOUBLE bedroom with fitted wardrobes, double glazed window to the rear, radiator and access into the Jack and Jill bathroom.

Bedroom Four

6' 7" x 11' 7" (2.01m x 3.53m)

Fourth bedroom with double glazed window to the front and radiator.

Bedroom Five/Study

5' 4" x 6' 9" (1.63m x 2.06m)

Double glazed window to the side and radiator.

Family Bathroom

A three piece family bathroom with part tiled walls, WC, wash hand basin, bath, radiator and obscured double glazed window to the rear.

Outside

Front Garden

A low maintenance front garden with decorative slate, driveway leading to the double garage, side gate access to the rear and paved path to the front door.

Rear Garden

The rear garden offers tiered levels with enclosed timber fencing, mainly graveled, paved patio, timber shed, timber framed greenhouse, timber log store and access to the front of the property.

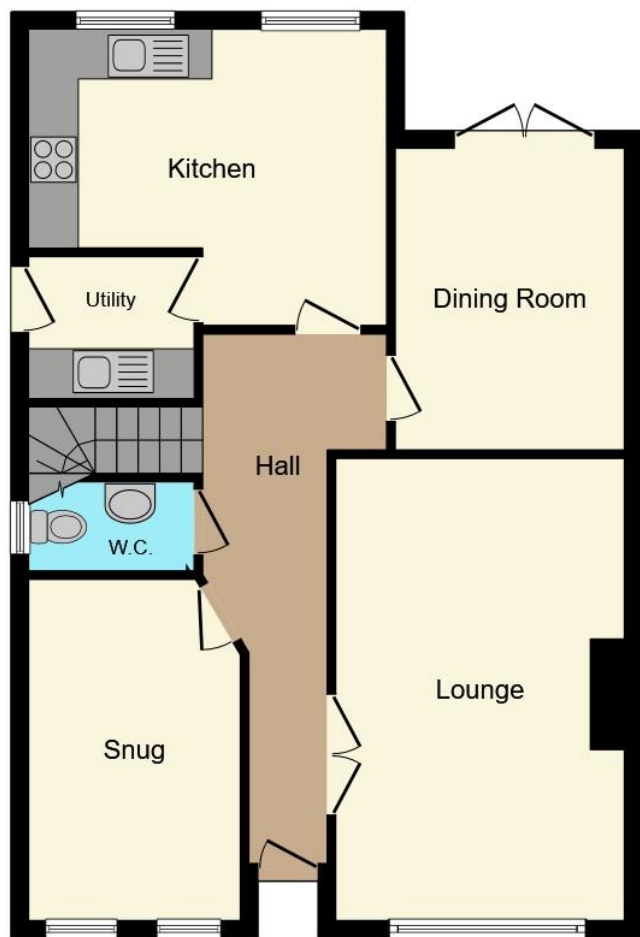
Double Garage

Detached double garage with two manual up and over doors, power and lighting.

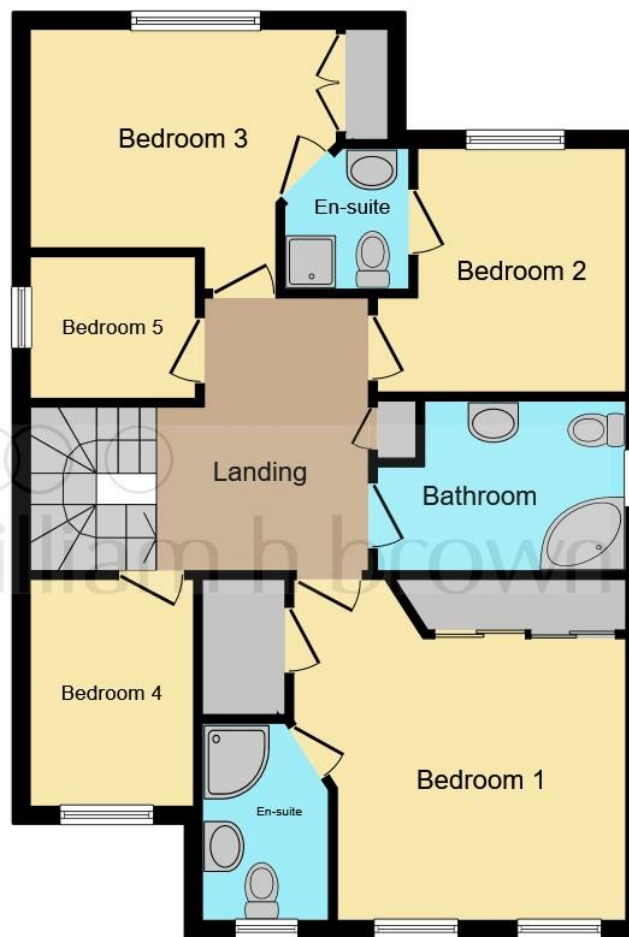


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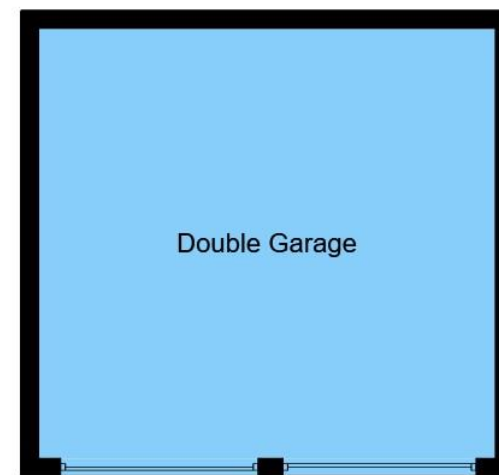




Ground Floor



First Floor



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Balmoral Drive, Newark

- DETACHED FAMILY HOME
- FOUR/FIVE BEDROOMS
- THREE RECEPTION ROOMS
- KITCHEN & UTILITY ROOM
- MASTER BEDROOM WITH EN-SUITE

Tenure: Freehold

EPC Rating: C

guide price

£350,000 - £375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NWK105516 - 0008

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