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6 Worthington Road, Balderton, NG24 3RE

Guide Price £280,000



Property Description

Situated in a delightful cul-de-sac location, this exceptionally well maintained detached house has been cleverly converted and modernised to offer spacious accommodation throughout. Offering easy access to all the facilities and amenities Balderton has to offer as well as Outstanding and Good Ofsted rated Primary and Secondary Schools, the property briefly comprises entrance hall, lounge, dining room, breakfast room with open plan well appointed modern kitchen, first floor, master bedroom with newly fitted en-suite and walk in wardrobe, two further bedrooms and modern bathroom. Outside, driveway providing parking for numerous vehicles, private landscaped rear garden with southerly aspect and large patio area.

ENTRANCE HALL

Composite glazed panel door through to the entrance hall. Double glazed window to the front elevation. Radiator.

LOUNGE

14'01" x 11'0" (4.29m x 3.35m)

Two double glazed windows to the front elevation. Radiator. Inset electric fire. T.V point. Stairs rising to the first floor.

DINING ROOM

16'02" x 8'01" (4.93m x 2.46m)

Two double glazed windows to the front elevation. Radiator.

REAR LOBBY

Double glazed door to the rear., understairs storage cupboard.



KITCHEN

9'10" x 14'0" x 9'06" (3.00m x 4.27m x 2.90m)

Modern fitted kitchen with a range of wall and base units surmounted by a work surface inset with one and half bowl sink and drainer with mixer tap and splash back tiling to walls. . Two carousel corner units. Electric oven and hob with extractor over. Integrated dishwasher. Wall mounted central heating boiler. Space for fridge/freezer and plumbing for washing machine. Two double glazed windows to the rear elevation. Opening to;

SNUG/ BREAKFAST ROOM

11'10" x 8'02" (3.61m x 2.49m)

Double glazed double doors to the rear. Currently having a fitted breakfast bar but with room for breakfast table. Radiator.

FIRST FLOOR LANIDNG

Double glazed window to the side. Loft access. Radiator. Airing cupboard housing the hot water cylinder and pump for shower. Doors off.

BEDROOM ONE

11'09" x 13'07" (3.58m x 4.14m)

Two double glazed windows to the rear elevation. Radiator. Store cupboard off.

EN-SUITE

7'06" x 5'10" (2.29m x 1.78m)

Fitted with a modern suite comprising corner shower cubicle, wash hand basin and low flush WC. Radiator. Splash back tiling to walls. Downlights inset to ceiling. Extractor fan. Double glazed window to the rear elevation.

BEDROOM TWO

10'11" x 7'09" (3.33m x 2.36m)

Radiator. Two double glazed windows to the front elevation.

BEDROOM THREE

8'04" x 7'09" (2.54m x 2.36m)

Double glazed window to the front elevation. Radiator.



BATHROOM

6'09" x 5'09" (2.06m x 1.75m)

Modern fitted suite comprising shower bath with drench head shower over and side screen, vanity wash hand basin and low flush WC. Splash back tiling to walls. Radiator. Extractor fan. Double glazed window to the side elevation.







OUTSIDE

To the front of the property a gravelled driveway provides a generous parking area with a feature flower and shrub bed containing mature plants. Access either side of the property to the rear garden. The private rear garden, which is enclosed on all side, provides a large patio area with steps leading to a lawned area. Garden shed.

LOCAL AUTHORITY

Newark and Sherwood District Council, Castle House, Great North Road, Newark, NG24 1BY

SERVICES

All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

TENURE

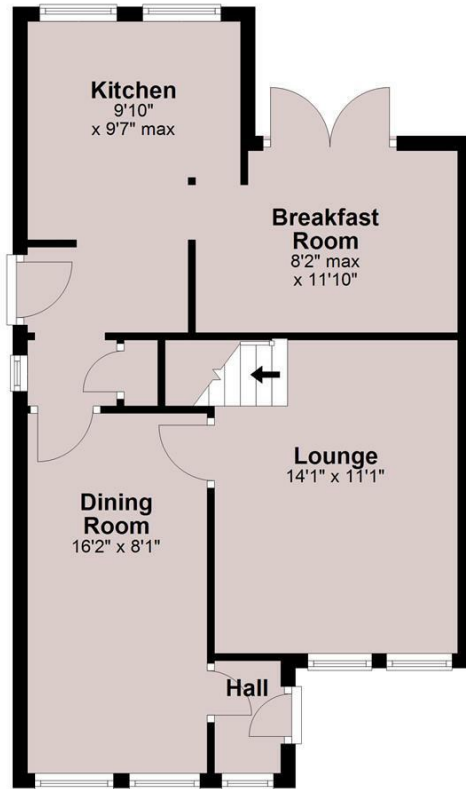
Freehold with vacant possession.

VIEWING INFORMATION

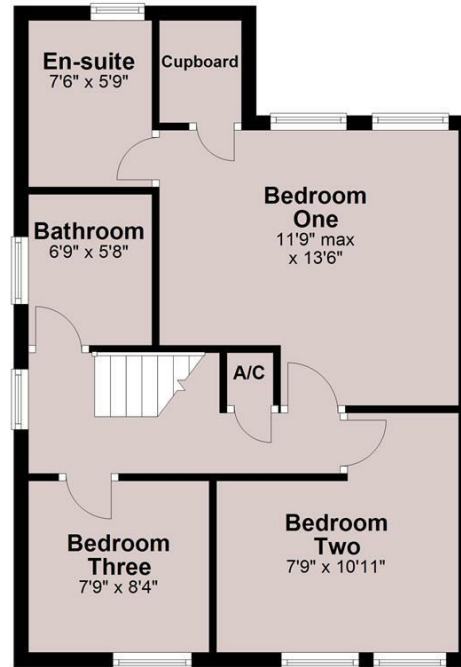
By appointment with the office, call 01636 700 888.



Ground Floor



First Floor



For illustration purposes only.
Plan produced using PlanUp.

Agents Note: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.