



## 2 Coleridge Road

Balderton, Newark , NG24 3QS

**£315,000**

An immaculately maintained two bedroomed detached bungalow, thoughtfully extended and refurbished in 2016 to create a spacious single storey home. Refurbishments included new windows throughout and new gas fired central heating system. Having ample off road parking to the front with further secure parking behind timber gates. The property is located in a popular residential area of Balderton close to local amenities. Must be viewed to appreciate the accommodation the bungalow offers.







**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – C.

**LOCAL AUTHORITY** - Newark and Sherwood District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Mundys.

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#### LOCATION

Balderton village has a range of amenities including two primary schools and two secondary schools. A range of local independent shops and high street supermarkets, doctors surgery and local pubs. Newark town centre is approximately 2 miles away which offers further shops and leisure facilities and excellent transport links.

#### ENTRANCE HALL

A spacious entrance hall with cloak hanging space. Radiator. Ceramic tiled flooring.

#### UTILITY ROOM 9' 0" x 5' 4" (2.74m x 1.63m)

Having door opening to the side elevation. Full height cupboard housing the electricity fuse board. Working surface with under counter space and plumbing for a washing machine, space and venting for a tumble dryer. Wall storage cupboard. Ceramic tiled flooring.



#### CLOAKROOM 5' 4" x 2' 9" (1.63m x 0.84m)

Fitted with a white suite comprising low suite WC, wash hand basin set with a vanity unit. Radiator. Window to the rear elevation.

#### KITCHEN AREA 9' 10" x 9' 7" (3m x 2.92m)

Fitted with a range of wall and base units surmounted by a working surface and inset with a composite one and a half sink and drainer. Integrated appliances include Neff double oven, microwave, hob with extractor over, under counter freezer, under counter fridge and dishwasher. The kitchen area opens to:-

#### SUN LOUNGE 16' 4 max" x 15' 13" max (4.98m x 4.9m)

A superb extension creating a second reception area with double doors opening to the rear garden. Windows to three elevations.



#### LOUNGE 13' 1" x 12' 4" (3.99m x 3.76m)

Large window to the front elevation. Radiator.

#### INNER HALLWAY

Doors off to:-

#### BEDROOM ONE 11' 5" x 10' 10" (3.48m x 3.3m)

Window to the front elevation. Radiator.

#### BEDROOM TWO 10' 7" x 8' 2" (3.23m x 2.49m)

Window to the rear elevation. Radiator.

#### BATHROOM 12' 8" x 6' 00" (3.86m x 1.83m)

Fitted with a white suite comprising panelled bath with mixer shower tap over, wash hand basin and shower cubicle. Window to the side elevation. Two heated towel radiators. Cupboard off housing the hot water cylinder.

#### GARDEN

Having a block paved driveway to the front elevation offering ample off road parking, double opening timber gates gives access to a further block paved secure parking area. The rear garden is mainly laid to lawn with planted borders containing a variety of mature plants, shrubs and trees.





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**GETTING A MORTGAGE**

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

**NOTE**

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

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**Ground Floor**

Approx. 86.4 sq. metres (929.9 sq. feet)



Total area: approx. 86.4 sq. metres (929.9 sq. feet)

The marketing plans shown are for guidance only and are not to be relied on for scale or accuracy.  
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