



Orchid Close, Balderton, Newark

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OLIVER REILLY



# Orchid Close, Balderton, Newark

Guide Price £230,000 - £240,000

- DELIGHTFUL DETACHED BUNGALOW
- TWO BEDROOMS
- LOVELY CUL-DE-SAC & LAKESIDE LOCATION!
- GENEROUS PRIVATE PLOT
- SUPERBLY PRESENTED. A MUST VIEW HOME!
- EXTENDED ACCOMODATION!
- TWO LARGE RECEPTION ROOMS
- STYLISH FOUR-PIECE BATHROOM
- SINGLE GARAGE & MULTI-CAR DRIVEWAY
- Tenure: Freehold EPC 'D' (5)

Guide Price: £230,000 - £240,000. HOME SWEET HOME! THERE'S MORE THAN MEETS THE EYE!  
 Enjoying a captivating position in a charming, quiet and secluded cul-de-sac, with an enviable LAKESIDE SETTING behind, stands a marvellous, modern and EXTENDED detached bungalow, occupying a fantastic plot. Conveniently situated for ease of access to a wealth of excellent local amenities. This lovely contemporary home is a credit to the current owners and remains poised and ready for your instant appreciation! The deceptively spacious and beautifully presented accommodation comprises: Entrance hall with excellent fitted storage facilities. A utility, large lounge/diner, modern fitted kitchen, SUPERB 17FT GARDEN ROOM. Offering multi-functional use. An inner hallway, two bedrooms and a FABULOUS FOUR-PIECE BATHROOM. Externally, you're bound to be in awe of the wonderful 0.13 of an acre private plot. Beautifully established, with a delightful tree-lined outlook behind. The front aspect provides a multi-car tandem driveway, with access into a single garage. Providing power and lighting. Further benefits of this attractive and impeccably maintained residence include uPVC double glazing throughout and gas fired central heating, via a modern combination boiler. MAKE YOUR MOVE... This impressive home simply MUST BE VIEWED, in order to be fully appreciated.



**ENTRANCE HALL;** 4'9 x 4'3 (1.45m x 1.30m)

Accessed via an obscure uPVC double glazed front entrance door. Providing carpeted flooring, a ceiling light fitting, smoke alarm and a fitted storage cupboard with sliding doors. Access into the lounge/diner and utility.

**UTILITY;** 5'9 x 3'2 (1.75m x 0.97m)

With vinyl flooring. A fitted work surfaces with under counter plumbing/provision for a washing machine and tumble dryer. Ceiling light fitting, single panel radiator. Access to the electrical RCD consumer unit and modern 'IDEAL' combination boiler. Obscure painted uPVC double glazed window to the front elevation.

**LARGE LOUNGE/DINER** 19'7 x 10'3 (5.97m x 3.12m)

A LOVELY GENEROUS RECEPTION ROOM. Providing carpeted flooring, two ceiling light fittings, a double panel radiator and a feature fireplace. Housing an inset electric fire with a brick surround and raised tiled hearth. Painted uPVC double glazed window to the front elevation. Access into the garden room, inner hall and modern kitchen. Max measurements provided.

**CONTEMPORARY KITCHEN;** 9'6 x 7'10 (2.90m x 2.39m)

Of attractive modern design, with vinyl flooring. The shaker-style design boasts a vast range of complementary white wall and base units with beech laminate roll-top work surfaces over and white tiled splash backs. Inset stainless steel sink with drainer and mixer tap. Integrated 'HOTPOINT' electric oven with a four ring gas hob over with stainless steel extractor hood above. Integrated microwave. Provision for an under counter dishwasher and free-standing fridge freezer. Ceiling light fitting and double panel radiator. Painted uPVC double glazed window to the side elevation. Obscure uPVC double glazed side external door gives access onto the driveway.

**GARDEN ROOM;** 19'10 x 9'6 (5.44m x 2.90m)

A SUPERB RECEPTION ROOM. Offering excellent multi-purpose use. Providing carpeted flooring, a large double panel radiator, recessed ceiling spotlights with a hybrid roof. uPVC double glazed windows to the right side and rear elevation. uPVC double glazed French doors open out into the wonderful garden.

**INNER HALL;** 5'10 x 2'9 (1.78m x 0.84m)

With carpeted flooring, a ceiling light fitting, smoke alarm and loft hatch access point. A cupboard provides storage with clothes hanging facility. Access into the modern bathroom and both bedrooms.

**MASTER BEDROOM;** 11'8 x 8'9 (3.56m x 2.67m)

A DELIGHTFUL DOUBLE BEDROOM. Providing carpeted flooring, two fitted single wardrobes. A ceiling light fitting, and single panel radiator. uPVC double glazed window to the rear elevation.





**Council Tax: Band 'B'**

**EPC: Energy Performance Rating: 'D' (59)**

**Local Information & Amenities: Balderton**

Balderton is situated on the outskirts of the Historic market Town of Newark-On-Trent, approximately 3 miles away, where you will find a wide selection of Independent retailers/high street shops, public houses, restaurants, and eye-catching sites to see including a wonderful Georgian market square. The Town also has two popular train stations (North Gate and Castle Station) that provide access to London Kings Cross, Lincoln, and Nottingham. Balderton itself has a host of excellent local amenities in the area, including an array of supermarkets (Lidl, Tesco Express and Sainsburys), a medical centre, pharmacy, takeaways, launderette, post office, two public houses and highly regarded primary and secondary schools. There is a regular bus service from Newark Town Centre and ease of access onto the A1 and A46 to Lincoln and Nottingham.

**Viewing Arrangements:**

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

**Money Laundering Regulations:**

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

**Draft Details-Awaiting Approval:**

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.

**BEDROOM TWO:**

9'3 x 8'6 (2.82m x 2.59m)

AN EQUALLY GENEROUS BEDROOM. Providing carpeted flooring, a ceiling light fitting, double panel radiator and uPVC double glazed window to the rear elevation. Max measurements provided.

**CONTEMPORARY BATHROOM:**

8'6 x 6'1 (2.59m x 1.85m)

Of stylish modern design, with tiled flooring and floor to ceiling walled tiled splash backs. Cleverly designed to provide a wonderful four-piece suite. Comprising: Corner fitted bath with chrome mixer tap. Corner fitted shower cubicle with mains shower facility with rainfall effect shower head. A low-level W.C and a ceramic wash hand basin with chrome mixer tap and under counter vanity storage unit. Large chrome heated towel rail. Ceiling light fitting and painted obscure uPVC double glazed window to the side elevation. Max measurements provided.

**SINGLE GARAGE:**

16'4 x 8'3 (4.98m x 2.51m)

Of brick built construction with a pitched tiled roof. Providing a manual up/over garage door. A right sided personal hard wood door, leads into the garden. There is power, lighting and over head eaves storage space.

**EXTERNALLY:**

The bungalow enjoys a charming cul-de-sac position. Standing proud on an enviable 0.13 of an acre private plot. The front aspect is greeted by a low-maintenance gravelled front garden, with Silver Birch tree and various established shrubs. There is access to the front entrance door, with wall-mounted external light. The left side aspect offers a multi-car tandem tarmac driveway, with access to the single garage and into the kitchen, via a side uPVC external door. A secure timber access gate leads into the WONDERFUL REAR GARDEN. Immensely private and predominantly laid to lawn, with a variety of established shrubs, bushes and trees. There is an extensive rear and right sided paved patio, with an additional gravelled seating area. There is provision for a garden shed and summer house. The garden backs onto the local lakeside and enjoys a wonderful tree-lined outlook. There is an external security light, outside tap and fully fenced side/ rear boundaries.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a modern 'IDEAL' combination boiler and uPVC double glazing throughout.

PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

**Tenure: Freehold. Sold with vacant possession.**

**Approximate Size: 750 Square Ft.**

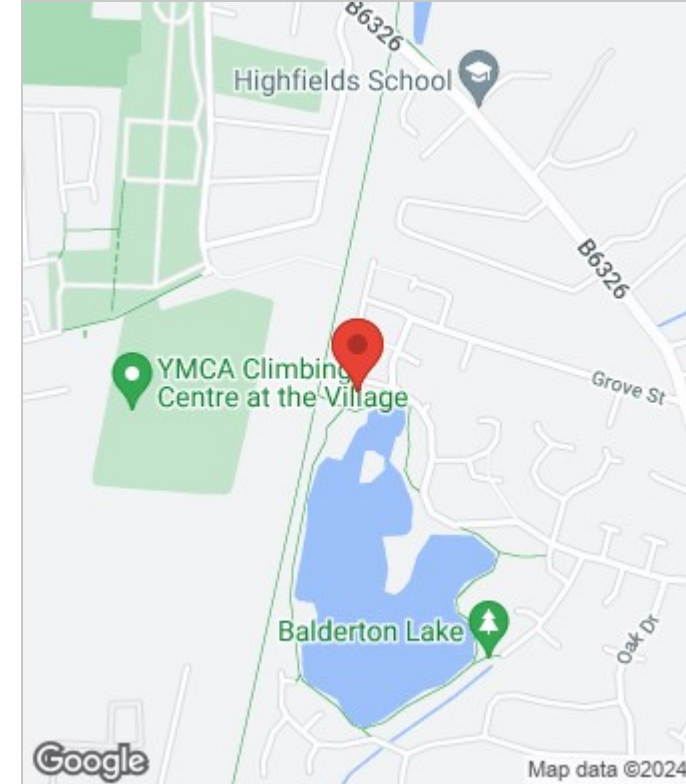
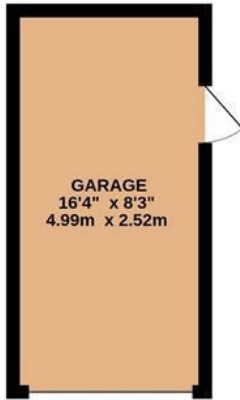
Measurements are approximate and for guidance only.

**Local Authority:**

Newark & Sherwood District Council.







### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	