



Honeysuckle Close, Balderton, Newark

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OLIVER REILLY



# Honeysuckle Close, Balderton, Newark

- ATTRACTIVE DETACHED BUNGALOW
- TWO BEDROOMS
- GUEST CLOAKROOM & MODERN BATHROOM
- SINGLE GARAGE & MULTI-CAR DRIVEWAY
- LOW-MAINTENANCE ENCLOSED GARDEN
- DELIGHTFUL CUL-DE-SAC SETTING
- CLOSE TO LAKESIDE & AMENITIES
- GENEROUS BAY-FRONTED LOUNGE/DINER
- WONDERFUL CORNER PLOT POSITION
- NO CHAIN! Tenure: Freehold EPC 'tbc'

Offers in excess of £200,000



## HANDSOME & HOMELY HONEYSUCKLE..!

It's all about LOCATION! LOCATION! LOCATION! This attractive detached bungalow commands a wonderful corner plot position, within a charming, quiet and picturesque modern cul-de-sac. Situated in a highly renowned residential location, close to Balderton's lakeside and a wide array of excellent amenities. The property is on a regular bus route and also provides ease of access onto the A1, A46 and to Newark Town Centre. This delightful detached home is READY & WAITING for you to step inside... gain a full sense of appreciation and inject your own cosmetic personality, inside and out! The accommodation is deceptively spacious and comprises: Entrance hall, cloakroom/ W.C, a GENEROUS BAY-FRONTED LOUNGE/DINER, modern fitted kitchen, inner hall, two bedrooms and a contemporary bathroom. Externally the bungalow retains a delightful, fully enclosed, low-maintenance garden. Hard landscaped for external appreciation, all year round! The front aspect is greeted by a multi-car tandem driveway. Providing access into a SINGLE GARAGE. Providing power and lighting. Further benefits of this warm, welcoming and eye-catching residence include uPVC doubled glazing throughout and gas fired central heating. MAKE YOUR MOVE... This charming property is the perfect PLACE TO CALL HOME! Marketed with NO ONWARD CHAIN!

### ENTRANCE HALL: 5'4 x 2'10 (1.63m x 0.86m)

Accessed via an obscure uPVC double glazed front door. Providing laminate flooring, a ceiling light fitting, double panel radiator. Access into the large lounge/diner and W.C.

### CLOAKROOM/ W.C: 5'4 x 2'9 (1.63m x 0.84m)

With tiled flooring. Providing a low-level W.C, wall mounted ceramic wash hand basin with chrome taps and mosaic style wall tiled splash backs. Double panel radiator, ceiling light fitting and an obscure uPVC double glazed window to the side elevation.

### BAY-FRONTED LOUNGE/DINER: 20'4 x 12'6 (6.20m x 3.81m)

A GENEROUS DUAL-ASPECT RECEPTION ROOM. Providing laminate flooring, two double panel radiators, two ceiling light fittings, smoke alarm, a central heating thermostat, TV/ telephone connectivity point. Central feature fireplace, housing an inset electric fire with stone-effect surround and raised mantle. Walk in bay with uPVC double glazed windows to the front elevation. Two further uPVC double glazed windows to the side elevation. Access into the inner hallway and kitchen. Max measurements provided into bay-window.

### KITCHEN: 10'5 x 7'8 (3.18m x 2.34m)

Of modern design. Providing laminate flooring. The fitted shaker-style kitchen hosts a range of wall and base units with laminate work surfaces over, burgundy brick-effect tiled splash backs and wood-effect wall-panelling. Inset resin sink with mixer tap and drainer. Integrated 'HOT-POINT' oven with four ring gas hob over. Provision for an American-style freestanding fridge freezer. Plumbing/ provision for an under counter washing machine. Access to the electrical RCD consumer unit, hot water/ central heating control panel and the modern 'WORCESTER' gas boiler. Ceiling light fitting, obscure uPVC double glazed side external door. Leading onto the driveway. uPVC double glazed window to the front elevation.

### INNER HALL: 6'5 x 3'9 (1.96m x 1.14m)

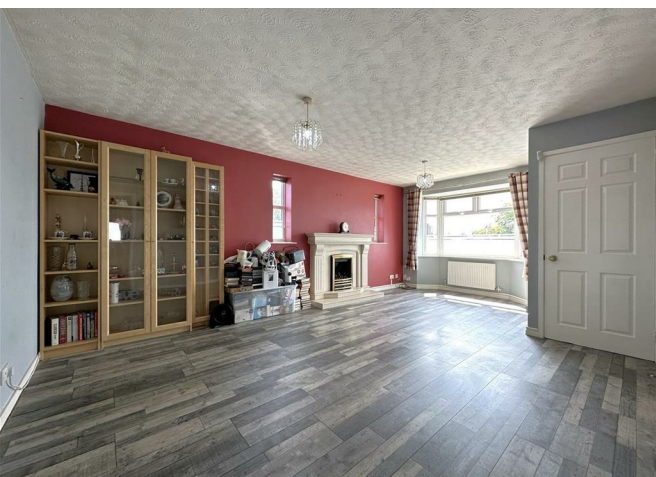
With laminate flooring, a ceiling light fitting, smoke alarm, loft hatch access point and fitted airing cupboard. Housing the hot water cylinder. Access into the bathroom and both bedrooms.

### MASTER BEDROOM: 12'6 x 9'4 (3.81m x 2.84m)

A WELL-APPOINTED DOUBLE BEDROOM. Providing carpeted flooring, a double panel radiator, TV point, ceiling light fitting and a uPVC double glazed window to the rear elevation. Accompanied by a clear glazed uPVC double glazed rear external door, giving access into the garden. Both providing fitted venetian blinds.

### BEDROOM TWO: 10'5 x 7'6 (3.18m x 2.29m)

With carpeted flooring, a double panel radiator, ceiling light fitting, telephone point and a uPVC double glazed window to the rear elevation, with fitted venetian blinds. Max measurements provided.



**BATHROOM:**

7'3 x 6'4 (2.21m x 1.93m)

Of modern design. Providing tiled flooring. A tile panelled bath with chrome taps and electric shower facility with wall mounted shower screen. Low-level W.C with integrated push-button flush. Ceramic wash hand basin with chrome taps. Inset to a fitted vanity storage unit. With illuminated mirror above. Complementary floor to ceiling tiled splash backs. Double panel radiator, ceiling light fitting and an obscure uPVC double glazed window to the side elevation.

**SINGLE GARAGE:**

17'9 x 8'9 (5.41m x 2.67m)

Of brick-built construction, with a pitched tiled roof. Accessed via a manual up/ over garage door. Providing power, lighting and a right sided wooden personnel door. Giving access into the enclosed garden.

**EXTERNALLY:**

The property occupies a wonderful corner plot position. Within a quiet and highly desirable cul-de-sac. Close to amenities. The front aspect welcomes an extensive multi-car tandem driveway. Giving access into the single garage. The front garden is well-maintained, with a paved pathway leading to the front entrance door, with external wall light, gravelled borders and a low-level hedge-row front and side boundary. A secure left sided timber access gate leads into the attractively hard landscaped garden. Generously proportioned with extensive paving, various private seating areas, a metal framed seating area, with a poly-carbonate roof and wrought-iron fencing. There are various planted shrubs, a variety of gravelled and slate shingled hard standing areas, an external light and external power point. There are fully fenced side and rear boundaries. Retaining a vast degree of privacy.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating 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.

**Approximate Size: 590 Square Ft.**

Measurements are approximate and for guidance only.

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

Newark & Sherwood District Council.

**Council Tax: Band 'B'****EPC: Energy Performance Rating: 'tbc'- On Order****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:**

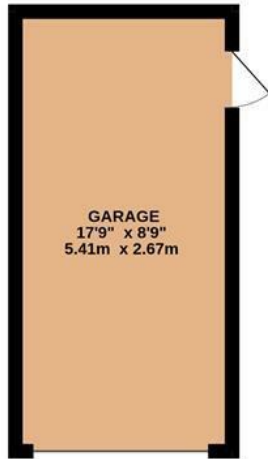
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

**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.







### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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	