



Christopher Crescent, Balderton, Newark

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 OLIVER REILLY



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Offers in excess of £275,000

- STUNNING SEMI-DETACHED BUNGALOW
- IDYLIC LAKESIDE SETTING
- HIGHLY-VERSATILE LAYOUT
- SUPERB LIVING SPACE WITH ROOF LANTERNS
- HIGHLY PRIVATE LANDSCAPED GARDEN
- TWO/THREE BEDROOMS
- EXQUISITE CONTEMPORARY DESIGN
- HIGH SPEC KITCHEN & SHOWER ROOM
- EXTENSIVE DRIVEWAY & DETACHED GARAGE
- VIEWING ESSENTIAL! Tenure: Freehold EPC 'D'



**ENTRANCE PORCH:** 3'2 x 3'1 (0.97m x 0.94m)  
 Accessed via a composite front door. Providing modern tiled flooring, a recessed ceiling spotlight, exposed brick walling and access into the reception hall.

**RECEPTION HALL:** 10'1 x 6'6 (3.07m x 1.98m)  
 An eye-catching contemporary entrance space. Accessed via an obscure hardwood external door. Providing modern laminate flooring, a stylish graphite grey radiator, two ceiling light fittings, a central heating thermostat, stylish ceiling cladding, with hidden loft hatch access point. This houses the recently installed 'IDEAL' combination boiler. Access into the sitting room/ third bedroom, two further bedrooms, shower room and fabulous modern kitchen.

**LUXURIOUS CONTEMPORARY KITCHEN:** 12'2 x 11'6 (3.71m x 3.51m)  
 WOW! OF SIMPLY STUNNING MODERN DESIGN. Providing dark oak effect laminate flooring. The high specification kitchen hosts a range of fitted wall and base units with marble work surfaces over and up-stands. Wall shelving, complementary exposed brick walling. Under-mount kitchen sink with provision for a hot tap, with a marble routed drainer. Integrated five ring venting induction hob with marble splash back. Medium height 'BOSCH' oven with warming drawer and 'NEFF' microwave. Integrated dishwasher, full height fridge, wine fridge, two larder cupboards and glass display cabinet with spot lights. Ceiling light fitting with smart lighting and an inset ceiling speaker, graphite grey vertical radiator, uPVC double glazed window to the side elevation and OPEN-ACCESS through to the wonderful OPEN-PLAN living space.

**SPACIOUS LIVING/DINING ROOM:** 21'4 x 8'4 (6.50m x 2.54m)  
 A WONDERFUL BRIGHT & AIRY LIVING SPACE. Providing complementary oak parquet flooring. Two superb roof lanterns, recessed ceiling spotlights, two recessed ceiling speakers, a graphite grey vertical radiator, CCTV security system, partial feature wall cladding slats, uPVC double glazed windows to both side and rear elevations, with oak window sills. uPVC double glazed French doors open out into the wonderful landscaped garden.

**MASTER BEDROOM:** 11'9 x 12'0 (3.58m x 3.66m)  
 A BRIGHT AND AIRY DOUBLE BEDROOM. Located at the front of the property. Providing luxurious carpeted flooring, a wall light fitting, stylish graphite grey radiator and uPVC double glazed windows to the front elevation.

**BEDROOM TWO:** 11'9 x 11'6 (3.58m x 3.51m)  
 A FURTHER DOUBLE BEDROOM. Recently re-decorated from top to bottom! Providing BRAND NEW carpeted flooring, a ceiling light fitting and an obscure uPVC double glazed window to the rear elevation. PLEASE NOTE: A Velux roof-light can be installed. Subject to a price being agreed with the vendors. Prior to a sale completing. For further details, please speak to the selling agent.

**SITTING ROOM/ BEDROOM THREE:** 12'3 x 8'7 (3.73m x 2.62m)  
 A LOVELY RELAXING MULTI-PURPOSE ROOM. Located at the front of the bungalow. Providing luxurious carpeted flooring, recessed ceiling spotlights, with smart lighting, a stylish graphite grey radiator and a uPVC double glazed window to the front elevation.

LUXURY ON THE LAKESIDE...! PREPARE TO BE IMPRESSED..!  
 Get ready to live the lifestyle at Christopher Crescent. If you're looking for a private position, generous plot, exceptional quality and sheer versatility. LOOK NO FURTHER... We have the home for you! From the moment you step inside, it will be SO HARD TO SAY NO..! This contemporary cracker has everything you could want...AND MORE! Having been incredibly enhanced, inside and out. This STUNNING semi-detached bungalow is a real credit to the existing owners. The property is greeted with a fabulous free-flowing internal layout. Comprising: Entrance porch, an inviting reception hall, EXCEPTIONAL MODERN KITCHEN. Boasting a vast range of integrated appliances, with OPEN-ACCESS through to a WONDERFUL OPEN-PLAN LIVING SPACE, with parquet flooring and two wonderful roof lanterns. Captivated by an idyllic outlook over the hugely private garden. Furthermore, the bungalow provides TWO/THREE BEDROOMS. One of which is utilised as a separate sitting room. Accompanied by a marvellous high-specification shower room. Externally, the bungalow is captivated by its 0.13 of an acre private plot. The front aspect enjoys ample off-street parking, with an electric car charging point and double gates giving access down to a detached garage. Providing power and lighting. The EXPERTLY LANDSCAPED REAR GARDEN is a joy to behold! Full of colour and a high-level of privacy. Further captivated by a raised decked entertainment area, with a metal framed gazebo and tranquil water feature. Overlooking the delightful lakeside setting. Further benefits of this sleek trendsetting residence include uPVC double glazing throughout and gas central heating, via a newly installed 'IDEAL' combination boiler. Posing PURE PERFECTION from the outset! This infectious ultra-modern home will have you hooked the moment you step inside! Don't just take our word for it... Come see for yourself...!





#### 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.

#### HIGH SPECIFICATION SHOWER ROOM:

8'4 x 5'9 (2.54m x 1.75m)

OF STUNNING MODERN DESIGN. Providing eye-catching tile flooring. A large walk-in shower with tinted glass, floor to ceiling stone wall tiling and mains shower facility. Low-level W.C and a ceramic wash hand basin with a black mixer tap. Inset to a fitted/ floating vanity drawer storage unit, with an illuminated vanity mirror above. Medium height stone tiled splash backs, large graphite grey heated towel rail. Ceiling light fitting, partial LED strip-lighting, extractor fan and recessed ceiling speaker. Obscure uPVC double glazed window to the side elevation, with a fitted window shutter.

#### DETACHED GARAGE:

17'7 x 9'3 (5.36m x 2.82m)

Of brick built construction with a modern flat roof. A large Secure timber external door opening outward onto the driveway. uPVC double glazed window to the left side elevation and timber personnel door, accessed via the rear garden. The garage provides lighting and power.

#### EXTERNALLY:

The bungalow is situated within a quiet residential location, offering an enviable corner plot. Standing on approximately 0.13 of an acre. The front aspect is greeted by a multi-car concrete driveway, with an electric car-charging point. Extensive slate shingles providing additional options for further off-street parking, if required. A concrete pathway leads to the front door. There are complementary raised plant beds. Promoted with a range of established shrubs. There are low-level fenced side boundaries and a low-level front boundary. Secure high-level double gates on the right side aspect give access to the detached garage. This also leads into the SUPERBLY LANDSCAPED and HIGHLY PRIVATE enclosed rear garden. Predominantly laid to lawn, with a vast degree of raised plant beds and gravelled borders. There is a paved seating area, directly from the French doors in the open-plan living space. A large decked seating/entertainment space, with external ground lights, a double external power socket, a metal-framed gazebo and a lovely water feature behind. Captivating the pleasant setting, with a rear outlook over the Balderton Lakeside. There is an outside tap, fenced side boundaries and a high-level hedged rear boundary.

#### Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a recently installed '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.

#### Approximate Size: 967 Square Ft.

Measurements are approximate and for guidance only.

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

#### Local Authority:

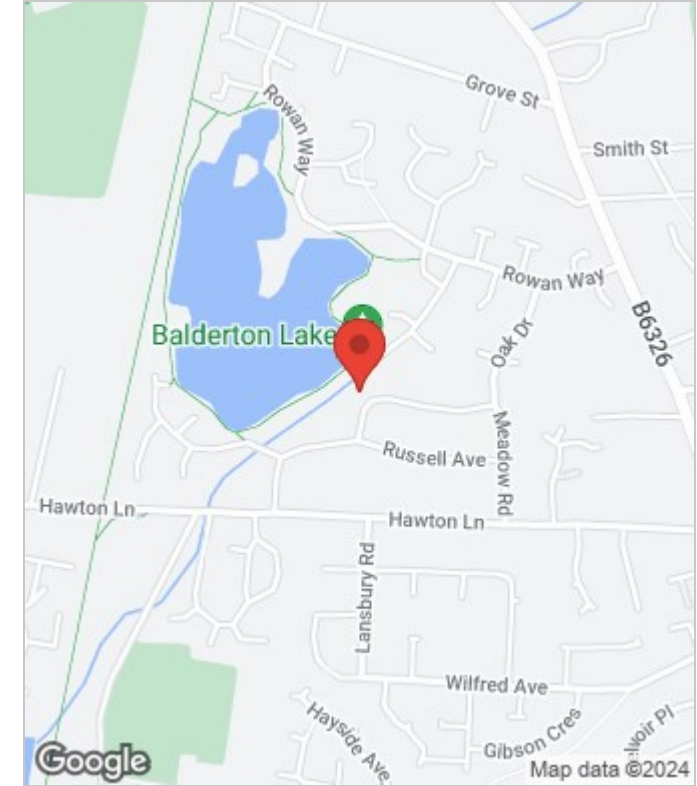
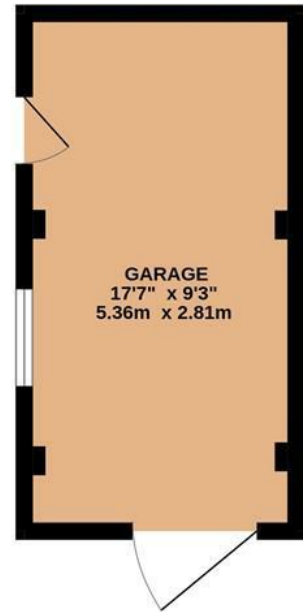
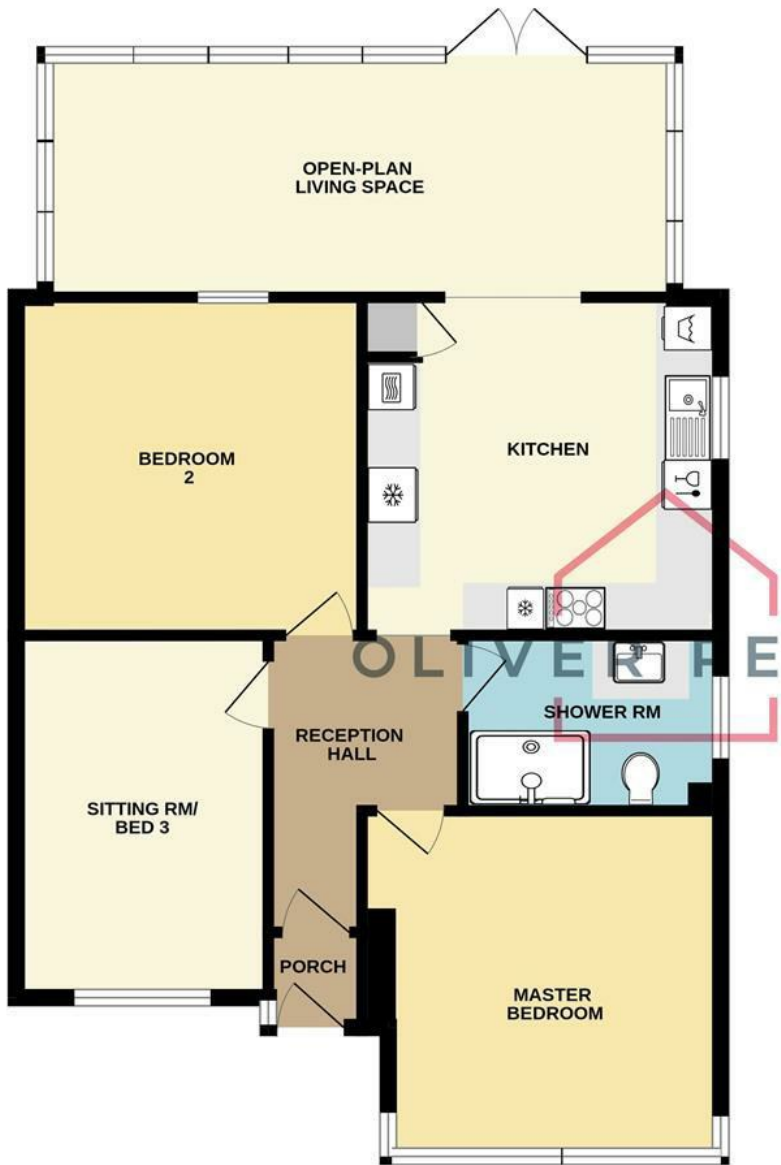
Newark & Sherwood District Council.

#### Council Tax: Band 'B'

#### EPC: Energy Performance Rating: 'D' (62)







OLIVER REILLY

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	<b>75</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales** EU Directive 2002/91/EC