



Jericho Road, Balderton, Newark

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# Jericho Road, Balderton, Newark

- LOVELY SEMI-DETACHED HOME
- POPULAR RESIDENTIAL LOCATION
- GF W.C & LARGE CONSERVATORY
- DELIGHTFUL LOW-MAINTENANCE GARDEN
- EASE OF ACCESS ONTO A1 & A46
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- STYLISH KITCHEN & BATHROOM
- DETACHED GARAGE & EXTENSIVE DRIVEWAY
- EXCELLENT CONDITION! Tenure: Freehold EPC 'D'

## FEAST YOUR EYES ON A CONTEMPORARY CRACKER!

This beautiful modern-day GEM has been presented to a highly tasteful and excellent standard, both inside and out. The property is pleasantly positioned within an attractive residential cul-de-sac, surrounded by a host of excellent local amenities and transport links. Including ease of access onto the A1, A46 and to Newark Town Centre. You're in for a TREAT here! This stylish modern home is held in high regard and is PRIMED AND READY for your immediate appreciation. The well-appointed internal layout comprises: Entrance hall, a ground floor W.C, large lounge with open-access through to a separate dining room and separate eye-catching contemporary kitchen. A particular highlight of the ground floor HAS TO BE... the SUPERB GLASS-ROOF CONSERVATORY. Utilised as a large dining space. Holding multi-purpose potential. The first floor landing leads into a lovely MODERN BATHROOM and three WELL-PROPORTIONED bedrooms. Two of which boasts extensive fitted wardrobes. Externally, things go from strength to strength, as the property instantly commands an EXTENSIVE MULTI-CAR tarmac driveway. Leading into a DETACHED SINGLE GARAGE. Providing power and lighting. The private and fully enclosed low-maintenance garden is available to be appreciated all year round. Hosting an lovely lawn area and paved seating space, directly from the French doors in the conservatory. Further benefits of this BRIGHT & BEAUTIFUL HOME include uPVC double glazing throughout and gas fired central heating. SEEING IS BELIEVING!... This gorgeous residential cracker will have you HEAD OVER HEELS.



Offers in the region of £220,000



- ENTRANCE HALL:** 9'10 x 3'5 (3.00m x 1.04m)  
Accessed via a hardwood front entrance door. Providing carpeted flooring, a double panel radiator, ceiling light fitting, central heating thermostat and a uPVC double glazed window to the side elevation. Carpeted stairs rise to the first floor. Access into the lounge and ground floor W.C.
- GROUND FLOOR W.C:** 5'9 x 3'1 (1.75m x 0.94m)  
With tiled flooring. A low-level W.C, ceramic wash hand basin with chrome taps and multi-coloured wall tiled splash backs. Chrome heated towel rail, ceiling light fitting and an obscure uPVC double glazed window to the front elevation.
- LOUNGE:** 15'2 x 14'11 (4.62m x 4.55m)  
A GENEROUS reception room. Providing laminate flooring, a ceiling light fitting, smoke alarm, double panel radiator, TV point and a feature fireplace. Housing an inset gas fire, with a raised hearth and decorative surround. uPVC double glazed window to the front elevation. Open-access through to the dining room. Max measurements provided.
- DINING ROOM:** 8'10 x 7'1 (2.69m x 2.16m)  
An additional reception room. Currently utilised as a home office. Offering multi-purpose potential. Providing continuation of the laminate flooring. A ceiling light fitting, double panel radiator, access into the kitchen and large conservatory.
- CONTEMPORARY KITCHEN:** 8'10 x 7'8 (2.69m x 2.34m)  
Of STYLISH CONTEMPORARY DESIGN. Providing tile-effect flooring. The lovely modern shaker-style kitchen hosts a range of white wall and base units with laminate wood-effect roll-top work surfaces over and complementary exposed brick splash backs. Inset white ceramic sink with mixer tap and drainer. Integrated medium height 'BEKO' electric oven with a separate four ring gas hob with stainless steel extractor hood above. Provision for a freestanding fridge freezer plumbing/ provision for an under counter washing machine. Access to the 'VALLIANT' boiler. Ceiling light fitting, double panel radiator and a uPVC double glazed window to the rear elevation.
- LARGE CONSERVATORY:** 12'6 x 11'8 (3.81m x 3.56m)  
Accessed via uPVC double glazed French doors from the dining room. This GENEROUS space is of part brick and uPVC construction with a pitched glass roof. Providing laminate flooring, a ceiling fan with light fitting and provision for a wall mounted electric heater. uPVC double glazed windows to both side and rear elevations. uPVC double glazed French doors open out onto a lovely paved seating area.
- FIRST FLOOR LANDING:** 8'7 x 6'3 (2.62m x 1.91m)  
With carpeted flooring, an open spindle balustrade, ceiling light fitting, smoke alarm and loft hatch access point. A fitted airing cupboard houses the hot water cylinder. Access into the family bathroom and all three bedrooms.
- MASTER BEDROOM:** 11'7 x 8'8 (3.53m x 2.64m)  
A lovely DOUBLE bedroom. Located at the front of the house. Providing carpeted flooring, a ceiling light fitting, double panel radiator and a TV/telephone point. Extensive fitted wardrobes with obscure glass sliding doors. uPVC double glazed window to the front elevation.



**BEDROOM TWO:**

9'2 x 8'8 (2.79m x 2.64m )

A further DOUBLE bedroom. Located at the rear of the house. Providing carpeted flooring, double panel radiator and a ceiling light fitting. uPVC double glazed window to the rear elevation.

**BEDROOM THREE:**

12'4 x 6'9 (3.76m x 2.06m)

A deceptive yet well appointed bedroom. Providing carpeted flooring, a ceiling light fitting, a double panel radiator, two slim line fitted wardrobes with and two drawer units. uPVC double glazed window to the front elevation. Max measurements provided. Length reduces to 9'6 ft (2.90m).

**FAMILY BATHROOM:**

6'3 x 6'2 (1.91m x 1.88m)

Of stylish modern design. Providing tile effect vinyl flooring. A paneled bath with chrome taps and electric shower facility with contemporary grey floor to ceiling tiled splash backs and a wall mounted clear glass shower screen. A low level WC and a pedestal wash hand basin with chrome taps and partial grey wall tiled splash back. Chrome heated towel rail, ceiling light fitting and extractor fan. Obscure uPVC double glazed window to the rear elevation.

**DETACHED GARAGE:**

16'10 x 8'3 (5.13m x 2.51m)

Of brick built construction with a pitched tiled roof. Access via a manual up/over garage door. Providing power and lighting.

**EXTERNALLY:**

The property enjoys a lovely position within a desirable residential cul-de-sac. Greeted by an attractive frontage, predominately laid to lawn with a variety of established trees and an Indian paved pathway leading to the front entrance door with storm canopy above, external up/down lights and a double external power point. The right side elevation boasts a EXTENSIVE tarmac driveway. Ensuring off street parking for up to three vehicles. Giving access into the detached garage. A secure timber side access gate opens into a delightful low maintenance landscaped garden. Retaining a high degree of privacy. Predominately laid to lawn with partial graveled boarders and a large paved seating area. There is an outside tap, wall mounted up/down light, fully fenced left side and rear boarders.

**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: 913 Square Ft.**

Measurements are approximate and for guidance only.

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

**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'C'**

**EPC: Energy Performance Rating: 'D' (66)**

**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:**

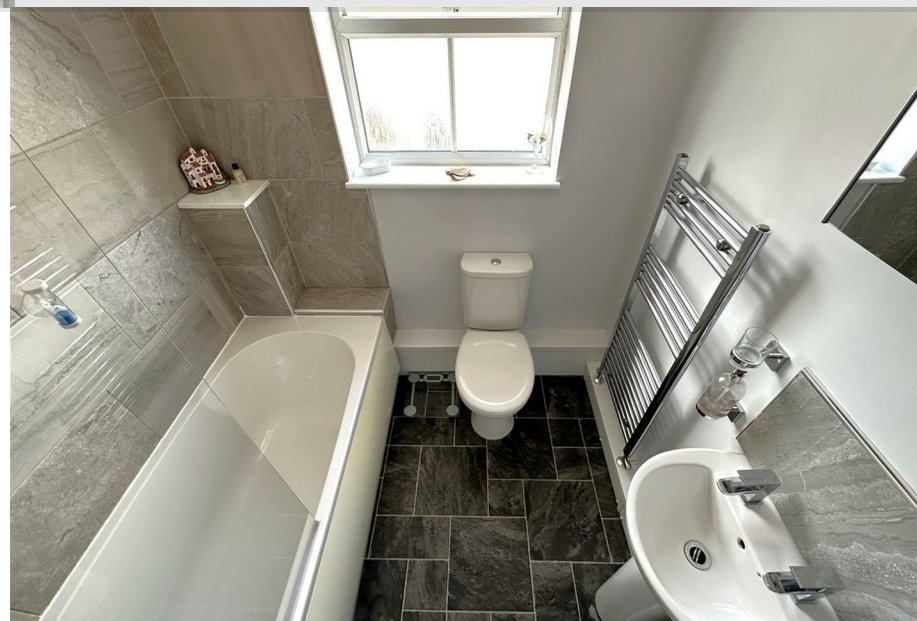
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

**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:**

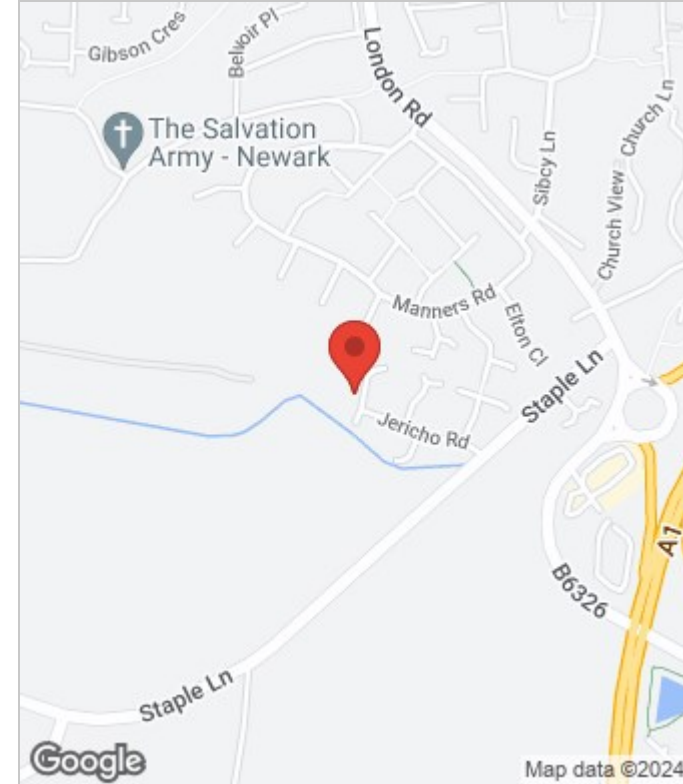
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and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





GROUND FLOOR

1ST FLOOR



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>	<b>66</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	

