



Vessey Close, Balderton, Newark

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 OLIVER REILLY



# Vessey Close, Balderton, Newark

Guide Price £170,000 - £180,000

- SPACIOUS SEMI-DETACHED HOME
- CLOSE TO AMENITIES & SCHOOLS
- MODERN KITCHEN & FIRST FLOOR BATHROOM
- EXTENSIVE FRONTAGE & LARGE DRIVEWAY
- EASE OF ACCESS ONTO A1 & A46
- THREE GENEROUS BEDROOMS
- TWO RECEPTION ROOMS
- STYLISH CONTEMPORARY ACCOMODATION
- LOVELY ENCLOSED REAR GARDEN
- VIEWING ESSENTIAL! Tenure: Freehold EPC 'C' (76)



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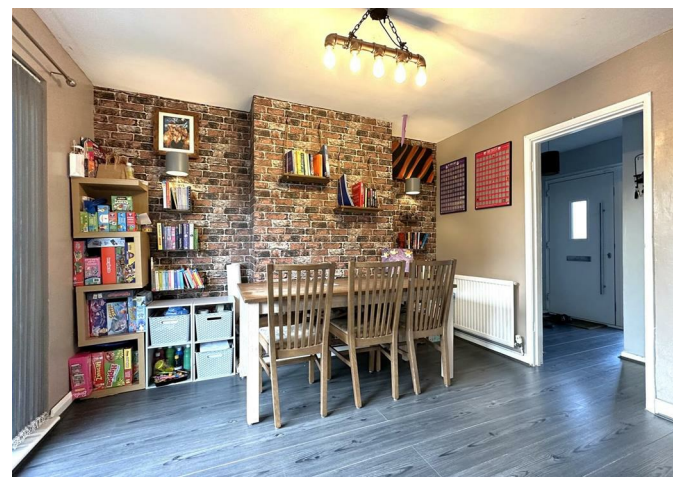
This deceptively SPACIOUS semi-detached home promotes excellent value for money, with ample living space for any growing family or for you to grow into. The property is pleasantly position within a quiet cul-de-sac, in a well-established area of Balderton. Surrounded by a vast array of excellent local amenities, schools and transport links. Including ease of access onto the A1, A46 and to Newark Town Centre.

This highly regarded family home is ready and waiting for your immediate appreciation. Boasting a substantial internal layout, reaching almost 1,000 square/ft of accommodation, comprising: Entrance hall, a large bay-fronted lounge, separate dining room and equally spacious kitchen. The first floor landing enjoys a STYLISH THREE-PIECE BATHROOM and THREE WELL-PROPORTIONED BEDROOMS.

Externally, the property stands on a wonderful plot. Boasting a substantial frontage, with extensive driveway. Ensuring ample off-street parking. The front garden could be adapted to create additional parking options. If required. The lovely and well-maintained rear garden offers a perfect external escape, suitable for the whole family!

Further benefits of this spacious and modern home include uPVC double glazing and gas-fired central heating, via a combination boiler.

There's definitely more than meets the eye here!... STEP INSIDE and see for yourself..!



**ENTRANCE HALL:** 71 x 6'0 (2.16m x 1.83m)

Accessed via a stylish composite front entrance door with obscure full height double glazed glass side panel. Providing laminate flooring, carpeted stairs rising to the first floor, a ceiling light fitting, single panel radiator. Access into the lounge and separate dining room.

**BAY-FRONTED LIVING ROOM:** 16'3 x 13'1 (4.95m x 3.99m)

A generous bay-fronted reception room. Providing laminate flooring, a central ceiling light fitting, double panel radiator, TV point, central feature fireplace housing an insert electric fire with a raised granite hearth and decorative wooden surround. Walk-in bay with uPVC double glazed windows to the front elevation. Max measurements provided.

**DINING ROOM:** 11'5 x 9'5 (3.48m x 2.87m)

A well-appointed secondary reception room. Providing continuation of the laminate flooring. A ceiling light fitting, two wall light fittings, a single panel radiator, and uPVC double glazed sliding doors, opening out into the enclosed rear garden. There is internal open access through to the fitted kitchen.

**KITCHEN:** 14'1 x 6'7 (4.29m x 2.01m)

Of modern design. Providing wood-effect laminate flooring. The extensive fitted kitchen has a vast range of wall and base units with patterned laminate roll-top work surfaces over and dove grey Subway style wall tile splash-backs. Insert stainless steel sink with mixer tap and drainer. Integrated electric oven with a four ring ceramic hob over and extractor hood above. Under-counter plumbing/provision for a washing machine, tumble dryer, slim-line, dishwasher and freestanding fridge freezer. Access to the modern 'WORCESTER' gas fired boiler. Recessed ceiling spotlights, uPVC double glazed window to the rear elevation and a uPVC double glazed side external door, leading into the garden.

**FIRST FLOOR LANDING:** 9'3 x 5'10 (2.82m x 1.78m)

With Carpeted flooring, a ceiling light fitting, smoke alarm and uPVC double glazed window to the front elevation. Access into the bathroom and all three well-proportion bedrooms.

**MASTER BEDROOM:** 12'4 x 11'7 (3.76m x 3.53m)

A generous double bedroom. Providing grey carpet flooring, a ceiling light fitting, double panel radiator, fitted storage cupboard, and uPVC double glazed window to the rear elevation. Max measurements provided.

**BEDROOM TWO:** 11'7 x 11'4 (3.53m x 3.45m)

A further double bedroom providing carpeted flooring, a double panel radiator, ceiling light fitting, and a uPVC double glazed window to the rear elevation. Overlooking the rear garden. Max measurements provided.



### **BEDROOM THREE:**

8'7 x 8'5 (2.62m x 2.57m)

A well-appointed bedroom, located at the front of the house. Providing carpeted flooring, a ceiling light fitting, single panel, radiator, loft hatch access point and a uPVC double glazed window to the front elevation. Max measurements provided.

### **FAMILY BATHROOM:**

7'10 x 5'7 (2.39m x 1.70m)

Of Stylish contemporary design. Providing patterned vinyl flooring. A P-shaped panelled bath with chrome mixer tap and mains shower facility with rainfall effect shower-head, black subway style floor to ceiling wall tiling and a wall-mounted clear glass shower screen. Low-level W.C with integrated push-button flush, pedestal wash hand basin with chrome mixer tap and majority cream subway style wall tiling. Chrome heated towel rail, ceiling light fitting, extractor fan. Obscure uPVC double glazed window to the front and side elevation.

### **EXTERNALLY:**

The property stands on a generous plot. The front aspect is greeted via an extensive multi-car concrete/gravelled driveway. The large front garden is predominantly laid to lawn with partial planted borders. There are fenced front and side boundaries. A concrete pathway leads to the front entrance door with external security light. The pathway continues to the left side aspect with a secure timber access gate, leading into the fully enclosed rear garden. Predominately laid to lawn with partial planted borders, a mature conifer tree, concrete hard-standing for a garden shed and metal external store. A lovely paved patio, accessed via the sliding doors in the dining room. There is an external security light, outside tap, fully fenced side and rear boundaries.

### **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: 840 Square Ft.**

Measurements are approximate and for guidance only.

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

### **Local Authority:**

Newark & Sherwood District Council.

### **Council Tax: Band 'A'**

### **EPC: Energy Performance Rating: 'C' (76)**

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

### **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:**

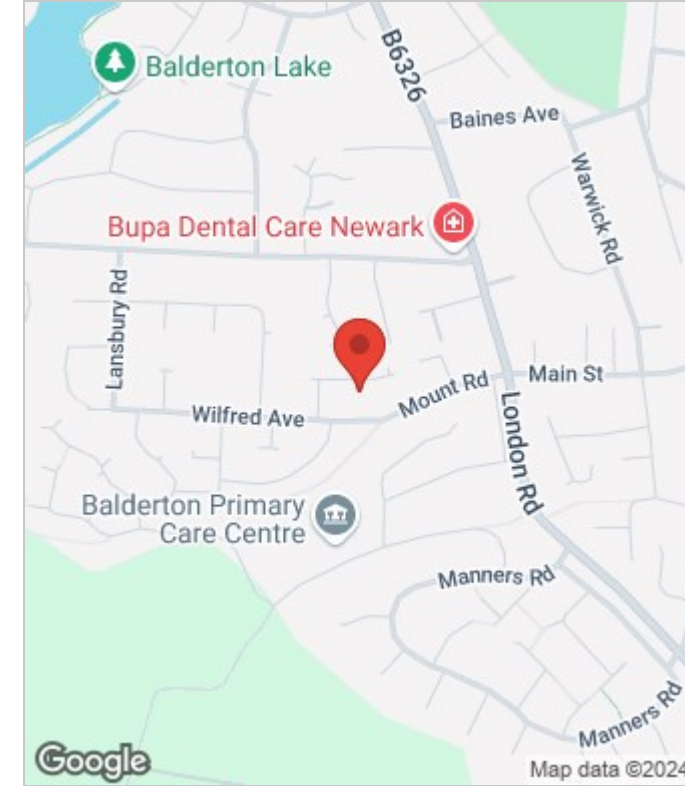
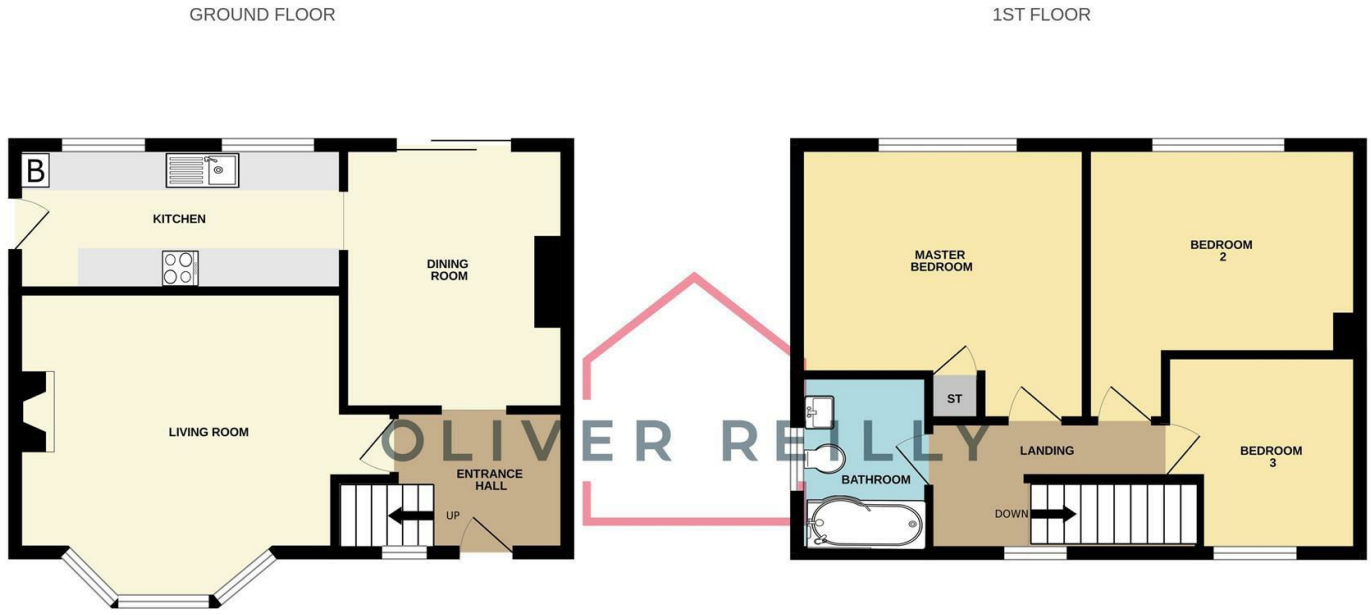
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

### **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>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</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	