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Masefield Crescent, Balderton, Newark

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 OLIVER REILLY



Together is a wonderful place to be

HAPPINESS
IS NOT A
DESTINATION
IT IS A
JOURNEY

Masefield Crescent, Balderton, Newark

- SUPERB EXTENDED SEMI-DETACHED HOME
 - DETACHED SELF-CONTAINED ANNEXE
 - FABULOUS OPEN-PLAN LIVING SPACE
 - BEAUTIFULLY LANDSCAPED REAR GARDEN
 - THREE BEDROOMS
 - CLOSE TO SCHOOLS & AMENITIES
 - EXTENSIVE MODERN KITCHEN & DINING ROOM
 - MULTI-CAR DRIVEWAY & ELECTRIC GATED ENTRANCE
 - EXCELLENT CONDITION. VIEWING ESSENTIAL!
- Tenure: Freehold. EPC 'C'

MORE THAN MEETS THE EYE!! **DETACHED SELF-CONTAINED ANNEXE**

Do NOT be deceived! This superb link semi-detached home is jam-packed with SPACE, STYLE & SOPHISTICATION! Situated in a popular residential location, in the heart of Balderton. Prime for access to popular schools, amenities and transport links. Including ease of access onto the A1, A46 and to Newark Town Centre.

If you're searching for a FLAWLESSLY FREE-FLOWING design, combined with excellent living versatility, then LOOK NO FURTHER!

The expansive accommodation stands over 1,300 square/ft and comprises: An inviting entrance hall, separate sitting room, OPEN-PLAN through to a 23 FT LIVING/DINING ROOM EXTENSION. Showcasing EXTENSIVE BI-FOLD DOORS, Velux roof-lights, interchangeable mood lighting and an eye-catching MEDIA WALL. This further leads through to a WONDERFUL CONTEMPORARY GRANITE FINISHED kitchen. Hosting a range of integrated appliances and a central dining island. There is UNDER FLOOR HEATING throughout the the ground floor. Excluding the kitchen/hall.

The first floor enjoys three well-appointed bedrooms and a modern family shower room. Externally the property stands on an extensive plot. Greeted via a secure ELECTRIC GATED ENTRANCE, onto a MULTI-CAR BLOCK PAVED DRIVEWAY. Giving access into an INTEGRAL GARAGE, with power, lighting, front and rear garage doors.

The BRIGHT & BEAUTIFUL rear garden is a joy to behold. Sharing a perfect external escape, that can be enjoyed by the whole family. Expertly landscaped with a large paved seating/entertainment area and pathway down to the DETACHED ANNEXE: Hosting a living space, bedroom and kitchenette. Fully insulated with air conditioning, LG heat system with air conditioning and sliding doors out to a secluded open and decked seating veranda.

Further benefits of this STAND OUT HOME include uPVC double glazing, gas fired central heating and CCTV.

SEEING IS BELIEVING...Step inside and gain a full sense of appreciation for an all-round FAMILY-SIZED GEM!

Offers in excess of £290,000



ENTRANCE HALL:

14'6" x 6'4" (4.42m x 1.93m)

Accessed via a composite front entrance door with uPVC double glazed window to the front elevation. Providing carpeted stairs rising to the first floor and high-gloss ceramic tiled flooring. Stylish vertical radiator, ceiling light fitting and an under-stairs storage cupboard. Housing the gas fired boiler. Access into the contemporary dining kitchen and separate sitting room.

SITTING ROOM:

12'1" x 10'6" (3.68m x 3.20m)

A lovely sized reception room. With continuation of the white high-gloss ceramic tiles with under floor heating, interchangeable coloured recessed ceiling spotlights, complementary feature wall with panelling and open-plan access to the extended ground floor living space.

OPEN-PLAN LIVING SPACE:

23'3" x 12'11" (7.09m x 3.94m)

A STUNNING open-plan living space with free-flowing high gloss ceramic tiled flooring and under floor heating. EXTENSIVE BI-FOLD DOORS with fitted Venetian blinds to the left side and rear elevations open out onto a large paved seating/entertainment space. There are two Velux roof lights, recessed ceiling spotlights and an array of interchangeable mood lighting. An eye-catching media wall provides an inset flame effect electric fire and recessed shelving with spot lights. Open-plan access into the kitchen.

CONTEMPORARY KITCHEN:

18'10" x 14'0" (5.74m x 4.27m)

With free-flowing high gloss ceramic tiled flooring. Providing a complementary range of fitted wall, drawer and base units with granite work surfaces over and up-stands. Inset white ceramic sink with chrome mixer tap and granite routed drainer. Two integrated electric ovens, an integrated microwave and provision for a freestanding American-style fridge freezer. A central Island provides under counter base units, with integrated four ring induction hob with ceiling mounted extractor hood above. Recessed ceiling spotlights with interchangeable mood lighting, a stylish vertical radiator and a uPVC double glazed window to the front elevation. Access into the integral garage. Max measurements provided.

FIRST FLOOR LANDING:

9'3" x 6'4" (2.82m x 1.93m)

With carpeted flooring, a ceiling light fitting, loft hatch access point with pull-down ladder power, lighting and majority boarding. Showcasing excellent scope to be converted into further accommodation, subject to relevant planning approvals. The landing has a uPVC double glazed window to the front elevation, access into the shower room and all three bedrooms.

MASTER BEDROOM:

12'3" x 11'8" (3.73m x 3.56m)

A well-proportioned principle DOUBLE bedroom, with carpeted flooring, a single panel radiator, fitted airing cupboard, housing the hot water cylinder. uPVC double glazed window to the rear elevation, overlooking the garden. Max measurements provided.

BEDROOM TWO:

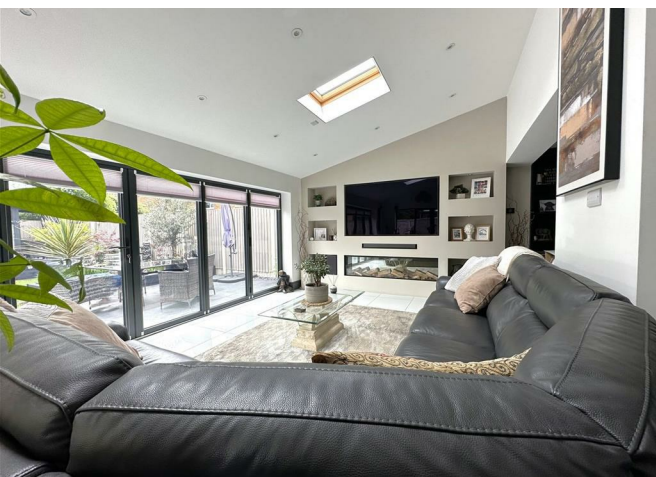
12'3" x 12'10" (3.73m x 3.91m)

A further DOUBLE bedroom, providing wood-effect laminate flooring, a ceiling light fitting, single panel radiator and a uPVC double glazed window to the rear elevation, overlooking the landscaped garden. Max measurements provided. Width reduces to 9'3" (2.82m).

BEDROOM THREE:

9'5" x 9'5" (2.87m x 2.87m)

A generously sized bedroom, located at the front of the house. Providing wood-effect laminate flooring, a ceiling light fitting, single panel radiator and useful over-stairs storage space. uPVC double glazed window to the front elevation. Max measurements provided.





SHOWER ROOM: 6'3 x 5'6 (1.91m x 1.68m)
Of eye-catching modern design! With wood-effect laminate flooring. Providing a spacious walk-in shower with mains shower facility, aqua boarding and a clear glass shower screen. Low level W.C with integrated push-button flush and a white ceramic wash hand basin with chrome mixer tap and under counter vanity storage cupboards. Chrome heated towel rail, wall mounted illuminated vanity mirror and recessed ceiling spotlights with sensor. uPVC double glazed window to the side elevation.

INTEGRAL GARAGE: 16'6 x 10'2 (5.03m x 3.10m)
Accessed by a newly fitted manual up/over garage door to the front elevation. Equipped with power, lighting and an extensively boarded loft space. Offering great scope to be utilised into additional living accommodation. Subject to relevant approvals. There is an electric garage door to the rear elevation, giving access to the garden.

Approximate Size: 1,377 Square Ft.
Measurements are approximate and for guidance only. This includes the integral garage.

DETACHED ANNEXE:
A bespoke 'Cabin Master' design with a 25 year guarantee. Providing external timber cladding, an LG heating system and air-conditioning. Equipped with power and lighting throughout, insulation, external recessed ceiling spotlights and uPVC double glazing.

LIVING ROOM: 13'3 x 10'9 (4.04m x 3.28m)
Accessed via uPVC double glazed sliding doors with two uPVC double glazed windows to the front elevation. A generous multi-purpose reception space. Providing laminate flooring, recessed ceiling spotlights, smoke alarm, air conditioning system, extensive double sockets, electrical RCD consumer unit, a high-level uPVC double glazed window to the rear elevation. Access into the kitchenette and bedroom.

KITCHENETTE/UTILITY: 10'9 x 5'9 (3.28m x 1.75m)
With wood-effect laminate flooring, recessed ceiling spotlights, a uPVC double glazed window to the rear and side elevation.

BEDROOM: 10'9 x 9'8 (3.28m x 2.95m)
Utilised as a lovely DOUBLE bedroom, with wood-effect laminate flooring, recessed ceiling spotlights, a uPVC double glazed window to the front and rear elevation. uPVC double glazed sliding doors open out to the decked veranda.

OPEN DECKED VERANDA: 11'2 x 5'4 (3.40m x 1.63m)
A lovely and secluded outdoor seating space with flat roof above and recessed ceiling spotlights, looking out over the landscaped garden. Max measurements provided.

Annexe: Approximate Size: 309 Square Ft.
Measurements are approximate and for guidance only. This includes the veranda space.

EXTERNALLY:
The front aspect provides an extensive range of off-street parking opportunities. Accessed via a secure electric sliding gated entrance, opening onto a generous block paved driveway with a range of external up/ down lights, access into the integral garage and entrance hall. There is a walled and pillared front boundary, with personal access gate and fenced side boundaries. The beautiful Japanese-style landscaped rear garden is of a generous size and predominantly laid to lawn, with a variety of raised plant beds. There is a large paved seating area, accessed from the extensive bi-fold doors. Creating a delightful outdoor entertainment space. Access down to the DETACHED ANNEXE. There is an outside tap, fenced side and rear boundaries.

Services:
Mains water, drainage, and electricity are all connected. The property also provides gas central heating, a CCTV system 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 on completion.

Local Authority:
Newark & Sherwood District Council.

Council Tax: Band 'B'

EPC: Energy Performance Rating: 'C' (72)
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.



Annexe Floor Plan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	