





Shelley Close, Balderton, Newark

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OLIVER REILLY



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- LOVELY SEMI-DETACHED BUNGALOW
- CUL-DE-SAC SETTING. CLOSE TO AMENITIES
- MODERN KITCHEN & FOUR-PIECE BATHROOM
- EXTENSIVE MULTI-CAR DRIVEWAY & CARPORT
- DETACHED TIMBER CABIN WITH POWER
- TWO DOUBLE BEDROOMS
- DUAL-ASPECT LOUNGE & GARDEN ROOM
- LARGE BOARDED LOFT WITH POTENTIAL (Subject To Approvals)
- BEAUTIFULLY LANDSCAPED GARDEN
- NO CHAIN! Tenure: Freehold. EPC 'C' (69)

Guide Price: £225,000 - £235,000. WELCOME HOME..!

Here we have a delightfully designed semi-detached bungalow. Occupying a marvellous CORNER PLOT POSITION, at the head of a charming, quiet and sought-after cul-de-sac, in the heart of Balderton. Close to a wide array of excellent amenities and transport links. Boasting ease of access onto the A1, A46 and to Newark Town Centre.

This warm and welcoming home is a real credit to the existing owner. Presenting an BRIGHT & BEAUTIFUL internal design, which simply MUST BE VIEWED in order to be fully appreciated!

The bungalow's cleverly designed layout comprises: Entrance hall, DUAL-ASPECT living room, a STYLISH MODERN KITCHEN. Hosting a range of integrated appliances and a multi-purpose GARDEN/ DINING ROOM, overlooking the garden.

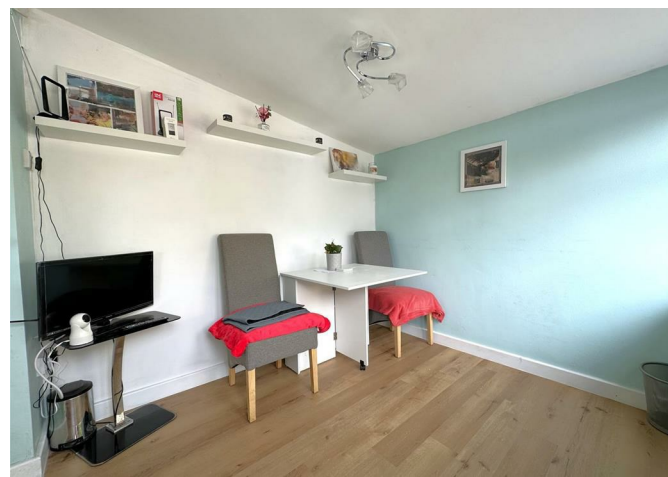
Furthermore, the bungalow provides TWO DOUBLE BEDROOMS. Both enhanced by EXTENSIVE FITTED WARDROBES and a FOUR-PIECE bathroom.

Externally, the front aspect is greeted with dropped kerb vehicular access onto a MULTI-CAR DRIVEWAY, with a carport and sizeable side garden, with further off-street parking potential, if required.

The WONDERFULLY LANDSCAPED and fully enclosed rear garden is a true delight. Promising minimal maintenance and maximum enjoyment! Leading down to a DETACHED TIMBER CABIN. Providing power and lighting.

Further benefits of this attractive CONTEMPORARY GEM include gas central heating, uPVC double glazing throughout and a HUGE LOFT SPACE with extensive boarding, lighting and a Velux roof-light. offering exciting potential for further living space. Subject to relevant approvals.

STEP INSIDE AND SETTLE DOWN... This lovely residence has all you can want...AND MORE! Marketed with **NO ONWARD CHAIN!!**.



ENTRANCE HALL: 12'1 x 7'3 (3.68m x 2.21m)

Accessed via an obscure panelled uPVC double glazed front door, providing wood-effect LVT flooring, two ceiling light fittings, wall mounted alarm control panel, central heating/ hot water thermostat, single panel radiator, a fitted cupboard, housing the modern 'WORCESTER' gas combination boiler. Loft hatch access point with pull-down ladder. Providing power, lighting, extensive boarding and great potential to be converted into additional living accommodation, subject to approvals.

DUAL-ASPECT LIVING ROOM: 14'3 x 10'7 (4.34m x 3.23m)

A well-proportioned reception room, providing carpeted flooring, a central ceiling light fitting, coving, double panel radiator, TV connectivity point, feature fireplace with raised hearth, provision for a freestanding electric fire and a decorative surround. uPVC double glazed window to the front and side elevation. Max measurements provided.

STYLISH MODERN KITCHEN: 12'8 x 8'7 (3.86m x 2.62m)

Of eye-catching modern design. Providing wood-effect LVT flooring. The contemporary kitchen houses a vast range of complementary white wall, drawer and base units with patterned laminate roll-top work surfaces over and up-stands. Inset 1.5 bowl stainless steel sink with mixer tap and drainer. Integrated medium height 'NEFF' electric oven with separate four ring extractor hood above. Integrated fridge freezer. Under-counter plumbing/provision for a washing machine and slimline dishwasher. Double panel radiator, two ceiling light fittings and two uPVC double glazed windows to the rear elevation, overlooking the garden. A uPVC double glazed side external door gives access into the dining/garden room.

MULTI-PURPOSE GARDEN ROOM: 8'6 x 8'2 (2.59m x 2.49m)

A useful multi-functional space! Providing wood-effect laminate flooring, a ceiling light fitting, double power sockets, PIR alarm sensor and uPVC double glazed windows to the rear elevation. A clear uPVC double glazed rear external door gives access to the well-appointed landscaped garden.

MASTER BEDROOM: 11'9 x 9'1 (3.58m x 2.77m)

A lovely DOUBLE bedroom, located at the front of the bungalow, providing complementary wood-effect laminate flooring, a ceiling light fitting, coving, double panel radiator, fitted double wardrobe and a uPVC double glazed window to the front elevation. Max measurements provided.

BEDROOM TWO: 11'7 x 7'10 (3.53m x 2.39m)

A further DOUBLE bedroom, located at the rear of the bungalow. Providing grey carpeted flooring, a ceiling light fitting, coving, PIR alarm sensor, single panel radiator, extensive fitted wardrobes and fitted corner shelving. uPVC double glazed window to the rear elevation, overlooking the beautifully landscaped private garden.



FOUR-PIECE BATHROOM: 8'7 x 6'10 (2.62m x 2.08m)
With tile-effect vinyl flooring. Hosing a complementary four-piece suite with a wooden panelled bath with chrome mixer tap, handheld over-head shower facility and medium height white wall tiling behind. A corner fitted shower cubicle with mains shower facility, floor to ceiling white wall tiled splash back's. Low-level W.C with integrated push-button flush and a white ceramic wash hand basin with chrome mixer tap. Inset to a extensive range of fitted vanity cupboards. Shaver point, double panel radiator, ceiling light fitting, extractor fan and an obscure uPVC double glazed window to the rear elevation.

PART BOARDED LOFT SPACE: 19'5 x 19'1 (5.92m x 5.82m)
Showcasing excellent storage space with extensive boarding and a light fitting. An internal door opens into an additional loft storage space. Max measurements provided.

LOFT STORAGE SPACE: 11'3 x 8'4 (3.43m x 2.54m)
With additional storage options and excellent potential (subject to relevant approvals). With laminate flooring, a ceiling light fitting and large Velux roof-light to the front elevation.

DETACHED TIMBER CABIN: 9'6 x 9'6 (2.90m x 2.90m)
A lovely space, which could be utilised for a variety of purposes. Equipped with power and lighting.

EXTERNALLY:
The bungalow occupies a generous corner plot position, at the head of a quiet residential cul-de-sac. The front aspect is greeted with dropped kerb vehicular access onto a MULTI-CAR DRIVEWAY with carport. The front garden is of low-maintenance and predominantly gravelled, with a block paved pathway leading to the front entrance door with external wall light. The side garden is well established, with a variety of bushes, shrubs and gravelled hard-standing. This offers great scope to create additional parking space, if required.
The BEAUTIFULLY LANDSCAPED and low-maintenance rear garden is a real highlight of this lovely home. Entrusted with a high-degree of privacy. Predominately laid to artificial lawn with raised plant beds, an outside tap and external light. The bottom of the garden hosts a a raised paved seating area, admiring external space, with access into the detached timber cabin. There are 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: 745 Square Ft.
Measurements are approximate and for guidance only. This does not include the loft space or detached timber cabin.

Tenure: Freehold.
Sold with vacant possession on completion.

Local Authority:
Newark & Sherwood District Council.

Council Tax: Band 'B'

EPC: Energy Performance Rating: 'C' (69)
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.

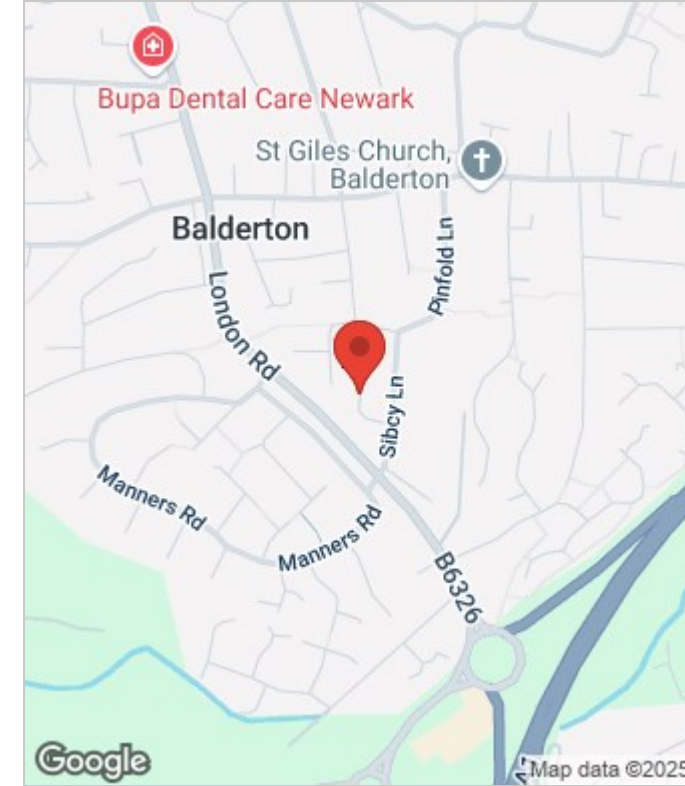
Viewing Arrangements:
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

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
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(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