



## 3 Linden Avenue

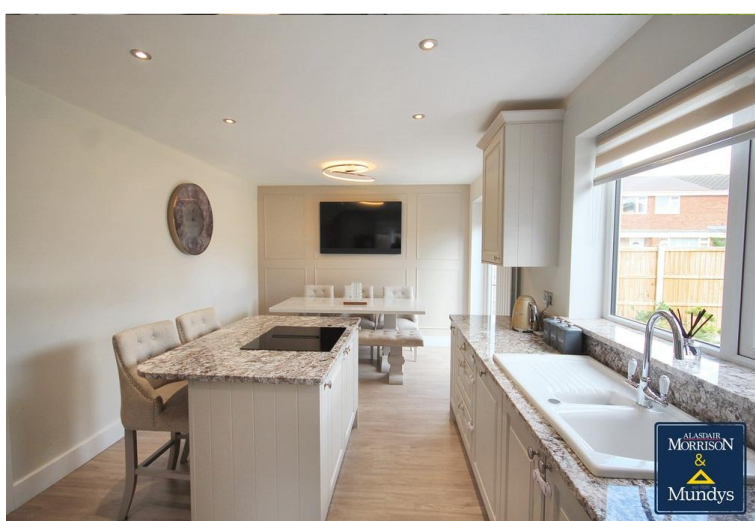
Balderton, Newark, NG24 3AT

**Offers Over  
£325,000**

A detached and extended family home which has undergone an extensive range of quality improvements by the current owners. In brief, the stunning accommodation comprises a Porch, an Entrance Hallway, Living Room with a feature panelled wall with an integrated living flame gas fire built within the chimney breast, Kitchen Diner has been fitted with classic Shaker style units and granite work surfaces extending to the island breakfast bar, Utility Room furnished with matching units and the modern Shower Room, completes the Ground Floor accommodation. To the First Floor there is a spa style four piece Bathroom, four Bedrooms and a Dressing Room with a built-in wardrobe (this room could also be utilised as a study is preferred). The property is located within a cul-de-sac position with parking at the front, integral garage and a rear landscaped garden. Viewings are highly recommended to appreciate both the size and finish of this beautiful property.



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**SERVICES**

All mains services available. Gas central heating.

**EPC RATING – C.**

**COUNCIL TAX BAND – C.**

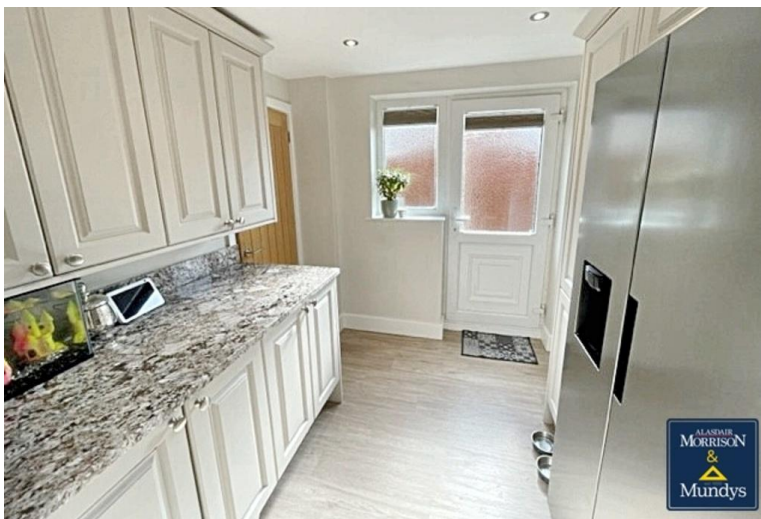
**LOCAL AUTHORITY** - Newark and Sherwood District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.

**LOCATION**

Balderton village has a range of amenities including two primary schools and two secondary schools, a range of local independent shops and high street supermarkets, doctors surgery and local pubs. Newark Town Centre is approximately 2 miles away which offers a further range of shops and leisure facilities and has excellent transport links.





#### PORCH

With uPVC double glazed opaque window and door to the front and a uPVC double glazed window and door leading to the hallway.

#### ENTRANCE HALL

Personnel door into the integral garage, stairs to the first floor with an under stairs storage cupboard, radiator and doors to the living room and the kitchen diner.

#### LIVING ROOM

14' 9" x 11' 9" into recess (4.5m x 3.58m) With uPVC double glazed window to the front elevation, coving to the ceiling, ceiling rose, radiator, panelling to a feature wall and a modern living flame built-in gas fire built into the chimney breast.



#### KITCHEN DINER

18' 4" x 10' 9" (5.59m x 3.28m) Fitted Shaker style kitchen diner with a range of fitted wall and base units with granite work surfaces incorporating a ceramic one and a half bowl sink unit with a stainless steel mixer tap, fitted oven, combination microwave/oven, ceramic hob with a built-in extractor, integrated dishwasher, feature wall with panelling, inset spotlights, vertical radiator, uPVC double glazed window and French doors onto the rear garden. Opening to:-

#### UTILITY ROOM

8' 4" x 7' 11" (2.54m x 2.41m) Fitted with matching wall and base units with granite work surface, tall utility cupboard with space for a large fridge freezer, radiator, inset spotlights, uPVC double glazed window and door to the side elevation. Door to:-



#### SHOWER ROOM

7' 7" x 6' 9" (2.31m x 2.06m) Modern fitted suite comprising a walk-in mains fed double shower, concealed WC and wash hand-basin set within a vanity unit, chrome heated towel rail, extractor, inset spotlights and uPVC double glazed opaque windows to both sides.

#### LANDING

Galleried landing with doors to the bathroom and to all other rooms.

#### BEDROOM ONE

12' 4" x 9' 6" plus door recess (3.76m x 2.9m) With uPVC double glazed window to the front elevation and a radiator.



#### BEDROOM TWO

11' 0" x 9' 3" plus door recess (3.35m x 2.82m) With uPVC double glazed window to the rear elevation, radiator, access to the loft and a built-in storage cupboard which also houses the wall mounted gas combination boiler.

#### BEDROOM THREE

10' 0" x 7' 10" plus door recess (3.05m x 2.39m) With uPVC double glazed window to the front elevation and a radiator.



#### BEDROOM FOUR

9' 11" x 8' 1" maximum (3.02m x 2.46m) With uPVC double glazed window to the front elevation, radiator and a built-in storage cupboard with a shelf and hanging rails.

#### DRESSING ROOM/STUDY

6' 5" to the front of the wardrobe x 5' 3" (1.96m x 1.6m) With uPVC double glazed opaque window to the rear elevation, radiator and built-in sliding mirrored door wardrobe with hanging rails and shelving.

#### BATHROOM

13' 5" x 7' 10" L-shaped room (4.09m x 2.39m) A contemporary re-fitted four piece bathroom suite comprising a freestanding bath with a mixer shower tap, wash hand-basin with vanity unit, concealed WC and a separate mains fed shower in a tiled cubicle, tiled splashbacks, chrome heated towel rail, inset spotlights, extractor and a uPVC double glazed opaque window to the rear elevation.

#### OUTSIDE

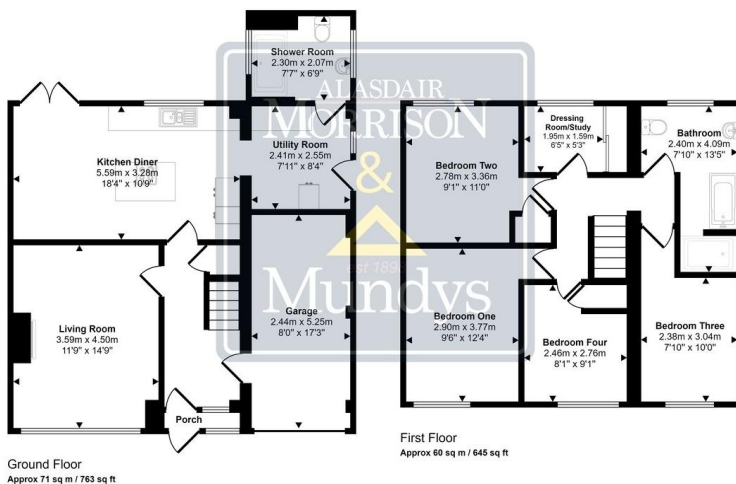
To the front there is a gravel driveway providing off street parking and giving access to the integral garage and a lawned area to the side. To the rear there is a lawn garden with the two paved patio areas and an artificial lawn area with picket fencing to the perimeter.

#### GARAGE

17' 3" x 8' 0" (5.26m x 2.44m) Having an up and over door, personnel door into the property, power and lighting.



Approx Gross Internal Area  
131 sq m / 1407 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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CWH, Calum Lyman and J Walter will be able to provide information on services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

#### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### GENERAL

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