



9 Brooke Close

Balderton, NG24 3QN

£269,950

Well-presented detached bungalow offered for sale with no upward chain. In brief, the extended accommodation comprises of a Porch, Entrance Hallway, two double Bedrooms with fitted wardrobes to Bedroom one, a Wet Room Style Shower Room, Living Room, Kitchen Dinner and Conservatory overlooking the gardens at the rear which have been landscaped with low maintenance in mind. There is scope for some personalisation and the property benefits from uPVC double glazing, gas central heating and has a garage with power and light.





SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

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 further shops and leisure facilities and has excellent transport links.



ACCOMMODATION

PORCH

With tiled floor and a glazed door to:-

ENTRANCE HALL

With radiator, access to the loft and doors to two double bedrooms, shower room, kitchen diner and living room.

BEDROOM ONE

12' 1" x 11' 4" to the back of wardrobes (3.68m x 3.45m) With uPVC double glazed bay window to the front elevation, radiator and fitted wardrobes.

BEDROOM TWO

12' 2" x 8' 8" (3.71m x 2.64m) With uPVC double glazed window to the front elevation and a radiator.



SHOWER ROOM

6' 2" x 5' 9" into recess (1.88m x 1.75m) A three-piece suite comprising a low-level WC, pedestal wash, hand-basin and a walk-in enclosure with an electric shower, a cupboard housing the hot water cylinder, extractor, heated towel rail and a uPVC double glazed opaque window to the rear elevation.

KITCHEN DINER

20' 11" x 12' 3" maximum measurements (6.38m x 3.73m) Fitted with a range of wall and base units with a work-surface over incorporating a one and a half bowl sink unit with a stainless steel mixer tap, integrated fridge, freezer and dishwasher, fitted extractor, spaces for a cooker and a washing machine, tiled splashbacks, radiator, double glazed door leading to the conservatory, uPVC double glazed window to the rear elevation and a wall mounted gas fire with back boiler.



LOUNGE

12' 4" x 11' 9" (3.76m x 3.58m) With uPVC double glazed sliding patio doors onto the conservatory, radiator and coving to the ceiling.

CONSERVATORY

13' 5" x 11' 1" (4.09m x 3.38m) With uPVC double glazed and brick construction with a polycarbonate roof and French doors onto the garden at the rear.

OUTSIDE

A low maintenance gravelled garden and block paved driveway at the front. The rear garden has been landscaped with lawn, paving and a selection of raised beds. There is also an outside tap, shed, greenhouse and gated access at both sides.

GARAGE

16' 1" x 8' 10" (4.9m x 2.69m) Having an up and over door, personnel door to the rear garden, power and lighting.





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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.

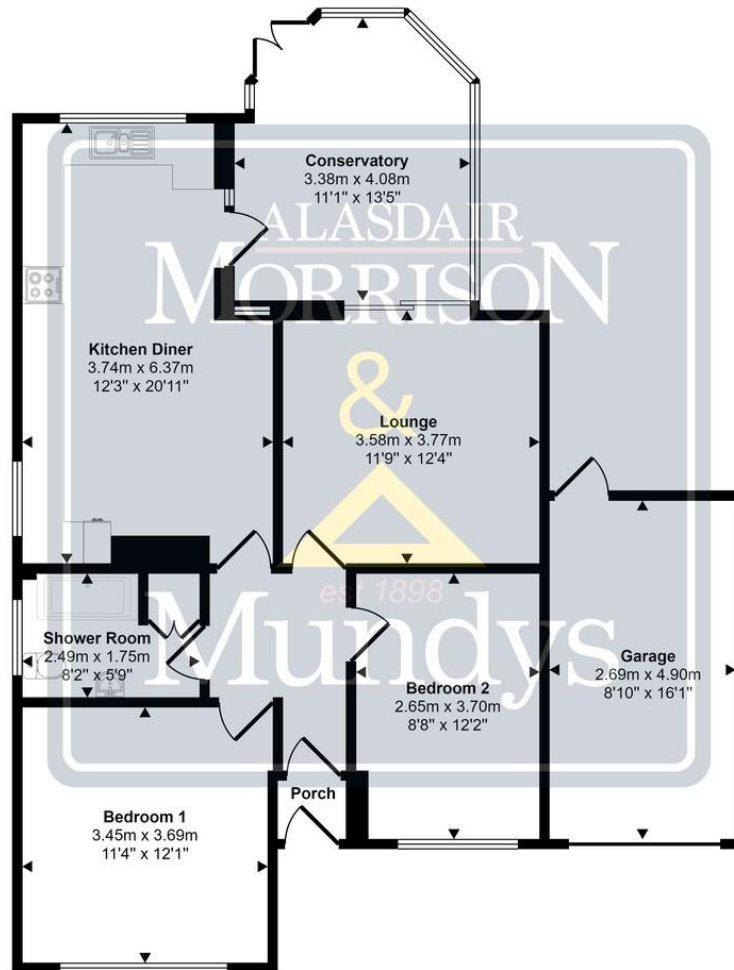
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Approx Gross Internal Area
98 sq m / 1051 sq ft



Floorplan

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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