



35 Alvey Road

Balderton, Newark, NG24 3PE



Book a Viewing

£260,000

Detached family home located in a cul-de-sac position and occupying a generous inner corner plot. In brief, the sizeable accommodation comprises a welcoming entrance hallway, living room with walk-in bay window and gas fire suite, 21ft kitchen diner, aluminium and glazed conservatory, downstairs WC for convenience and a cloaks/utility room with space for further freestanding appliances. There are three bedrooms and family bathroom with an electric shower over the bath to the first floor. A driveway at the front provides off street parking and extends under the carport which has power. Viewings are highly recommended to appreciate the location, size of property and plot which are all offered for sale with no upward chain.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

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

ENTRANCE HALL

With uPVC double glazed window and door, stairs to the first floor, radiator and doors to the living room and kitchen diner.

LIVING ROOM

15' 9" x 14' 6" maximum (4.8m x 4.42m) With uPVC double glazed walk-in bay window, surround speakers, radiators, inset spotlights and gas fire suite.

KITCHEN DINER

21' 2" x 9' 6" (6.45m x 2.9m) Fitted with a range of white wall and base units with a work surface, Incorporating 1½ bowl sink unit with a mixer tap, space for an oven, integrated washing machine, inset spotlights, radiator, pantry cupboard, uPVC double glazed window to the rear and opening to a cloaks/utility area.

CONSERVATORY

17' 8" x 13' 10" (5.38m x 4.22m) Aluminium and glazed construction with glass roof, patio flooring and doors onto the garden at the rear.

CLOAKS/UTILITY AREA

With uPVC double glazed window to the side elevation, radiator, spaces for free standing appliances, door to WC and door to carport.



WC

With a two piece suite comprising a low level WC and pedestal wash hand basin and a uPVC double glazed window to the rear elevation.



LANDING

With uPVC double glazed window to the side elevation, radiator, access to the boarded loft, airing cupboard housing, the hot water cylinder and doors to the bathroom and three bedrooms.

BEDROOM ONE

13' 1" x 11' 0" (3.99m x 3.35m) With uPVC double glazed window to the front elevation and a radiator.

BEDROOM TWO

13' 2" x 9' 9" (4.01m x 2.97m) With uPVC double glazed window to the rear, radiator and fitted wardrobes with overhead storage.



BEDROOM THREE

7' 9" x 7' 9" (2.36m x 2.36m) With uPVC double glazed window to the front elevation and a radiator.



Approx Gross Internal Area
123 sq m / 1325 sq ft

BATHROOM

7' 11" x 5' 5" (2.41m x 1.65m) Fitted with a traditional three-piece suite, comprising a low level WC, pedestal wash hand basin and panelled bath with a power shower over, tiled walls, radiator, inset spotlights, extractor and uPVC double glazed opaque windows to the side and rear elevations.

OUTSIDE

There is parking at the front and a carport with power and gated side side access. To the rear there is a mostly lawned garden with a paved patio area, borders for plants and shrubs, a pond, shed, brick built outhouse and an outside tap.

WEBSITE

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Sills & Butteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridget McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the conveyancing services they can offer. Should you decide to use these conveyancing services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, Callum Lyman and J Walter will be able to provide information and 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 will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

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

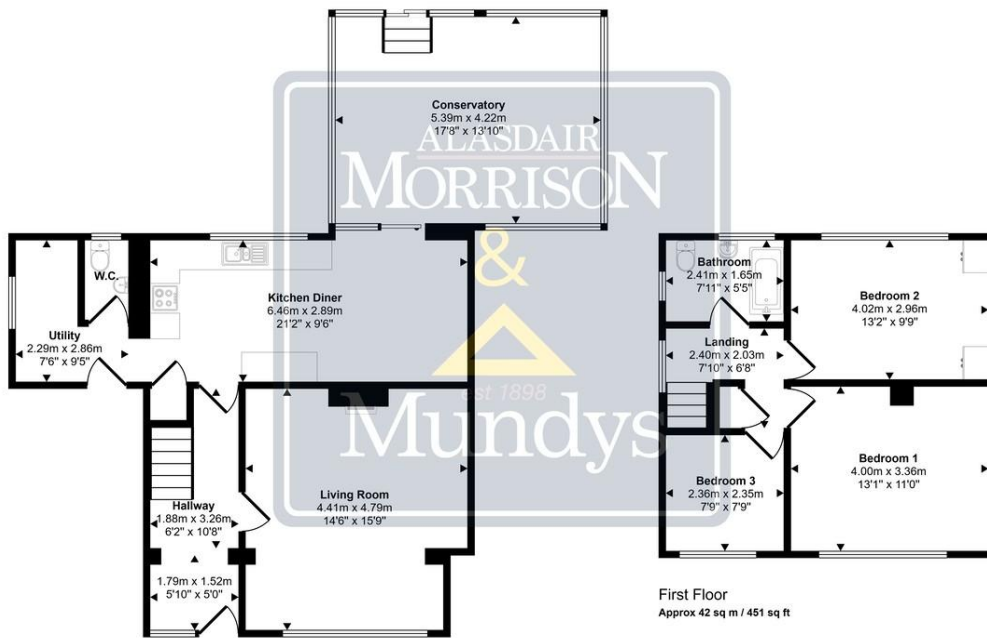
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2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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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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