



67 Main Street, Balderton, Newark, NG24
3NN

£350,000
Tel: 01636 611811

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

One of a kind! This modern, 3 double bedroom, detached family home is situated in a charming, small-scale development in the heart of Balderton and provides the perfect blend of tranquility and convenience. Boasting a spacious, open plan living/dining kitchen and separate lounge it is perfect for entertaining guests or simply relaxing with your family. The property benefits from extensive off-road parking, secluded courtyard and lawned garden and provides all the advantages of modern living, including two bathrooms, bi-fold doors and ground floor underfloor heating.

In brief the accommodation provides on the ground floor: entrance hall, WC, open plan living/dining kitchen and separate lounge. To the first floor there are three double bedrooms, family bathroom and master en suite.

The property is situated in the old part of Balderton village opposite to St Giles Church with it's fine needle sharp steeple, a local landmark. Within a short walking distance of the property are local shops, a post office, primary schools, secondary schools, a medical centre, supermarket and bus services to Newark town centre.

This modern elevation design incorporates deep grey windows, grey panneling, red brickwork and a tiled roof. Indeed modern designs externally and lifestyle living space internally.

The accommodation can be more fully described as follows:

GROUND FLOOR

Composite door and side light gives access to:

ENTRANCE HALL



With herringbone wood flooring, underfloor heating, understairs storage cupboard and staircase with wood panelling to the first floor.

W.C.

6'10 x 2'11 (2.08m x 0.89m)

With tiled floor, wash hand basin with vanity unit, low suite WC and extractor fan.

LOUNGE

17'1 x 12'3 (5.21m x 3.73m)



With bifold doors to the rear courtyard patio and UPVC double glazed window to the side elevation. Carpet flooring and underfloor heating.

FURTHER VIEW



OPEN PLAN KITCHEN/DINER & LIVING AREA

21'2 x 11'2 (plus 7'10 x 7'3) (6.45m x 3.40m (plus 2.39m x 2.21m))



With herringbone wood flooring, UPVC double glazed windows to the front, side and rear, with a set of bifold doors leading to the rear courtyard. Contemporary, quality fitted kitchen comprising gloss grey base units and drawers, quartz worktop and splashbacks and matching wall units. Composite sink and integrated appliances including: electric oven, microwave, hob and extractor hood, fridge freezer, dishwasher and washing machine. Built-in dining table with quartz top matching the fitted kitchen, feature wall panelling. Underfloor heating.

FURTHER VIEW - KITCHEN



FURTHER VIEW - LIVING AREA



BEDROOM ONE

11'7 x 11'2 (3.53m x 3.40m)



FURTHER VIEW - DINING AREA



BI-FOLD DOORS TO COURTYARD GARDEN



With carpet flooring, radiator and UPVC double glazed window to the front elevation. Two fitted wardrobes and further built-in wardrobe.

FURTHER VIEW



FIRST FLOOR

LANDING

With loft access hatch and carpet flooring.

FURTHER VIEW



EN-SUITE

7'9 x 5'1 (2.36m x 1.55m)



With walk-in double shower with glazed screen and tiled surround. Combined low suite WC and wash hand basin vanity unit. Tiled floor, black towel radiator, obscure UPVC double glazed window to the side elevation, extractor fan.

BEDROOM TWO

12'4 x 8'4 (3.76m x 2.54m)



With carpet flooring, radiator and UPVC double glazed window to the side elevation.

BATHROOM

7'2 x 6'1 (2.18m x 1.85m)



With bath with tiled surround and shower attachment, low suite WC, wash hand basin vanity unit, chrome towel radiator, extractor fan and tiled flooring.

BEDROOM THREE

12'4 x 8'4 (3.76m x 2.54m)



With carpet flooring, radiator, UPVC double glazed window to the side elevation. Large, triple fitted wardrobes.

FURTHER VIEW



OUTSIDE

The generous plot provides the benefits of both secluded, landscaped courtyards, perfect for entertaining guests, and traditional lawned gardens with laurel hedging and views towards the Parish Church. There is an extensive tarmac driveway to the side of the property with an oak framed,

open bay garage set behind large, centre opening electric timber gates. There are a further two parking spaces to the rear of the property.

REAR COURTYARD



Beautifully landscaped with two paved patios and a bespoke water feature combined with bench seating and raised planters. This low maintenance, private courtyard environment enjoys a fully functional outdoor bar setup. Fenced boundaries.

FURTHER VIEW



OUTDOOR BAR AREA



With worktop, power and lighting connected and space for outdoor appliances. Featuring oak frame construction with a monopitched slate roof.

OAK FRAMED DOUBLE CAR PORT

19' x 18'9 (5.79m x 5.72m)



Of oak frame construction under a pitched, slate roof covering, with lighting and power connected.

PRIVATE DRIVEWAY & PARKING



An extensive tarmac driveway provides private parking for several vehicles.

GARDEN



Accessed from the private driveway via a pergola, the garden is laid to lawn with planted borders and laurel hedging. With a pleasant aspect towards the Parish Church.

FURTHER VIEW



VIEWS TOWARDS PARISH CHURCH



SERVICES

Mains water, electricity, gas and drainage are all connected to the property.

POSSESSION

Vacant possession will be given on completion.

VIEWING

Strictly by appointment with the selling agents.

TENURE

The property is freehold.

MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

COUNCIL TAX

The property comes under Newark and Sherwood District Council Tax Band D.

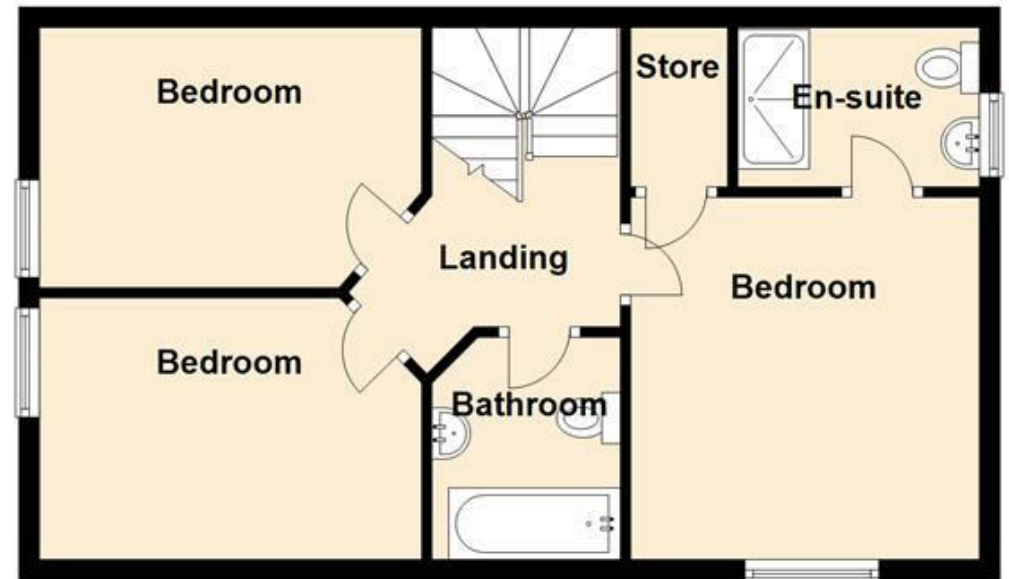
Ground Floor

Approx. 56.6 sq. metres (609.5 sq. feet)



First Floor

Approx. 47.9 sq. metres (515.1 sq. feet)



Total area: approx. 104.5 sq. metres (1124.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(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



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Thinking of selling? For a FREE no obligation quotation call 01636 611811



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Registered in England. Ltd Registration number: 07140024

35 Kirkgate,
Newark NG24 1AD
Tel: 01636 611811
Email: newark@richardwatkinson.co.uk



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