



45 Southfield, Balderton, NG24 3QB

**£279,950**

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 **RICHARD  
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PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

A detached 4 bedroomed house with an extended kitchen and purpose built study/workplace extension to the rear providing a useful facility for home working or flexible family use. The property stands with a private driveway, integral garage, open plan frontage and enclosed rear garden within a pleasant cul-de-sac location. The property has a conservatory, uPVC windows and doors throughout and gas fired central heating.

The accommodation includes on the ground floor; entrance hall, cloakroom, lounge, dining room, conservatory and kitchen. The study/workplace extension has a separate porch entrance.

The first floor provides 4 bedrooms, master en-suite and a family bathroom.

Southfield is a popular residential area conveniently situated for local amenities. There are primary schools and secondary schools within a short walking distance from the property. Southfield is close to Main Street where there are local shopping facilities and bus services. There are supermarkets and a medical centre also conveniently located for the property.

Newark town centre is approximately 2 miles. Communications in this area are excellent with close access points to the A46 and A1. There are rail services from Newark Northgate to London Kings Cross with journey times of just over 75 minutes. Newark Castle Gate station provides regular services to Nottingham and Lincoln.

The property provides the following accommodation in more detail:

## **GROUND FLOOR**

### **ENTRANCE HALL**

With radiator and staircase.

### **CLOAKROOM**

With blue suite comprising low suite WC and basin.

### **LOUNGE**

14'5 x 11'5 (4.39m x 3.48m)



Fireplace, gas fire, radiator, centre opening glazed doors to the dining room.

### **DINING ROOM**

9'9 x 9'3 (2.97m x 2.82m)



Radiator and sliding patio doors to the conservatory.

### **CONSERVATORY**

11'6 x 9'3 (3.51m x 2.82m)



Tiled floor and Dimplex electric heater.

### **KITCHEN**

16'2 x 14' (4.93m x 4.27m)



Wall cupboards, base units, working surfaces incorporating a sink unit. Integrated Range cooker with six rings, gas hob and stainless steel hood. Integrated fridge freezer, separate island unit and built in cupboard under the stairs.



**STUDY**

12'8 x 9'2 (3.86m x 2.79m)



With night storage heater.

**PORCH ENTRANCE**

With front and rear doors, cold water tap.

**FIRST FLOOR**

**LANDING**

With hatch to the roof space, cupboard containing the hot water cylinder.

**BEDROOM ONE**

13' x 10'2 (3.96m x 3.10m)  
(excluding the door recess)



Fitted wardrobes, radiator.

**EN-SUITE**



Peach coloured suite comprising basin and low suite WC, shower cubicle, half tiled walls, radiator.

**BEDROOM TWO**

11'1 x 8'3 (3.38m x 2.51m)  
(plus recess)



With radiator.

**BEDROOM THREE**

8'10 x 8' (2.69m x 2.44m)



With bulkhead cupboard, radiator.

**BEDROOM FOUR**

7'10 x 5'7 (2.39m x 1.70m)  
(plus 2'11 x 5')



With radiator.

### BATHROOM



With white suite comprising bath, basin and low suite WC, radiator.

### INTEGRAL GARAGE

16'4 x 7'11 (4.98m x 2.41m)

Up and over door, Veissman gas fired central heating boiler (installed 2008) fluorescent light, single power point.

### OUTSIDE



Tarmacadam driveway with parking space for two cars. Open plan frontage. Comparatively small enclosed rear garden.



### SERVICES

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

### TENURE

The property is freehold.

### POSSESSION

Vacant possession will be given on completion.

### VIEWING

Strictly by appointment with the selling agents.

### 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

Band D under Newark and Sherwood District Council.

*Floorplan to follow*



| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         | 78                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 66      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC |



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

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



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