

45 Southfield, Balderton, NG24 3QB

£279,950 Tel: 01636 611811



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

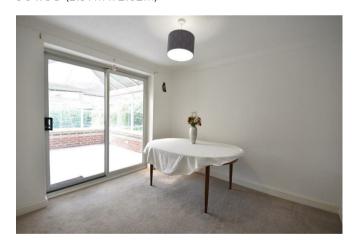
14'5 x 11'5 (4.39m x 3.48m)



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

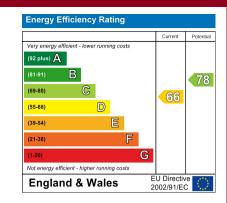
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

COUNCIL TAX

Band D under Newark and Sherwood District Council.

Floorplan to follow







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





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35 Kirkgate, Newark NG24 1AD Tel: 01636 611811

Email: newark@richardwatkinson.co.uk

