



21 Mead Way, Balderton, Newark, NG24
3GA

Offers Over £325,000
Tel: 01636 611 811

 **RICHARD
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Having a prominent position at the end of the cul-de-sac, this impressive detached four bedroom family home offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families seeking both space and style.

Upon entering, you are welcomed by a generous hallway with WC that leads to a well-appointed and spacious lounge, perfect for relaxation and entertaining. The heart of the home is undoubtedly the open-plan dining kitchen fitted with a range of modern gloss finish units and appliances, which flows via new patio doors into a delightful conservatory extension, providing an abundance of natural light and access to the landscaped garden.

Additionally, the garage conversion offers a useful space for those who work from home or potential to run a small business, subject to planning. This versatile room has its own front entrance from the driveway and an internal door connecting to the kitchen.

The first floor boasts four well-proportioned bedrooms, including a master suite with an en-suite shower, ensuring privacy and convenience. A family bathroom completes the upper level, catering to the needs of the household.

Outside, the property features an enclosed and secluded garden, recently landscaped to include an elegant Indian sandstone patio terrace extending to the rear boundary and complemented by low-maintenance Astro-turf, making it an ideal space for outdoor entertaining or simply enjoying the fresh air.

Parking is a convenient with a large open plan and easy to access driveway, accommodating up to five vehicles, ensuring ample space for family and guests. This home is not only beautifully presented but also situated in a desirable location, making it a perfect choice for those looking to settle in a well-regarded area, close to amenities including schools and shops.

This detached house is a rare find and is sure to attract considerable interest. Don't miss the opportunity to make this wonderful property your new family home.

Balderton is situated within 2 miles of Newark town centre. Local amenities include Sainsburys, Lidl and Tesco stores, a medical centre, pharmacy, post office and three public houses. The village has two primary schools and the Newark Academy. There are nearby access points to the A1 and A46 dual carriageways. East Coast rail services from Newark Northgate railway station provide journey times to London King's Cross of just over 75 minutes with regular services also to the north of England.

This detached house is constructed of brick elevations under a tiled roof covering. Central heating is gas fired and the windows are uPVC double glazed. Additionally there is a uPVC double glazed conservatory extension. The living accommodation is arranged over two levels and can be described in more detail as follows:

GROUND FLOOR

ENTRANCE HALL

16'9 x 5'10 (5.11m x 1.78m)

Composite double glazed front entrance door, laminate floor covering, radiator, coved ceiling, built in storage cupboard, stairs off.

WC

Newly fitted white suite comprising low suite WC, wash hand basin with mixer tap and a gloss white vanity cupboard under, heated towel radiator.

LOUNGE

16'7 x 10'9 (5.05m x 3.28m)



UPVC double glazed window to front elevation, laminate floor covering. Television point, two radiators, coved ceiling. Wooden centre opening glazed doors opening to the dining kitchen.



DINING KITCHEN

23'11 x 9'5 (7.29m x 2.87m)
(narrowing to 7'3)



Fitted with a range of contemporary design gloss cream kitchen units comprising base cupboards and drawers including deep pan drawers, working surfaces over and inset stainless steel sink and drainer with glass top, mixer and spray tap. Double tall storage cupboard with shelving. Integral appliances include a full height fridge freezer, full height freezer, Bosch microwave oven and warming draw, Bosch fan oven and induction hob, glass splashback behind hob, Premier extractor fan over. The working surfaces extend to provide a three seater breakfast bar. There is ample space for a dining table, laminate floor covering, LED ceiling lights. UPVC double glazed window to rear elevation, composite double glazed rear entrance door, wall mounted designer chrome radiator. UPVC double glazed sliding patio doors fitted in 2025 give access to the conservatory.



CONSERVATORY

10'4 x 9'2 (3.15m x 2.79m)



A uPVC double glazed conservatory extension with polycarbonate roof built on a brick base. There are French doors giving access to the landscaped rear garden, ceramic tiled floor, wall mounted designer radiator.

UTILITY ROOM/OFFICE

17' x 7'10 (5.18m x 2.39m)



This garage conversion offers a versatile space which can be used as a home office or by those who operate a small business such as a hairdressing salon, beauty treatments or therapies. The uPVC double glazed French doors to the front elevation offer separate access to this room without the need to walk through the main house. There is an internal door connecting to the kitchen. Range of modern gloss finish units comprising base cupboards with working surfaces above, inset composite sink and drainer with mixer tap, plumbing and space for automatic washing machine, space for dryer. Five eye level wall mounted storage cupboards, tall cupboard housing the electric consumer unit, two drawers under, built in cupboard housing the Worcester gas fired central heating boiler, radiator, laminate floor covering.



FIRST FLOOR

LANDING

17'9 x 6' (5.41m x 1.83m)

Radiator, uPVC double glazed window to front elevation, built in airing cupboard with latted shelving, loft access hatch.

BEDROOM ONE

11'2 x 8'9 (3.40m x 2.67m)



UPVC double glazed window to front elevation, radiator and fitted four bay wardrobe with sliding doors.

EN-SUITE SHOWER ROOM

4'11 x 5'4 (1.50m x 1.63m)



(plus 5'7 x 2'10)

Well appointed with a modern white suite comprising low suite WC, wash hand basin with a two draw vanity unit under, tall storage unit, walk in double shower with low threshold tray, full wall tiling, wall mounted rain and hand shower, ceramic tiled floor. UPVC double glazed window to side elevation, extractor and light.

BEDROOM TWO

13'2 x 9'10 (4.01m x 3.00m)

(plus 5'4 x 2'3)



Radiator, uPVC double glazed window to front elevation.

BEDROOM THREE

12'8 x 8'9 (3.86m x 2.67m)



Radiator, uPVC double glazed window to rear elevation.

BEDROOM FOUR

8'11 x 8'7 (2.72m x 2.62m)



Radiator, uPVC double glazed window to front elevation.

FAMILY BATHROOM

6'4 x 5'5 (1.93m x 1.65m)



Fitted with a well appointed white suite comprising double ended bath with centre mixer tap, folding glass shower screen, pedestal wash hand basin and low suite WC. Three walls are fully tiled with attractive designer tiles including a wood effect feature wall, stone effect and mosaic tiling. Wall mounted chrome towel radiator, extractor fan, uPVC double glazed window to the rear elevation.

OUTSIDE

The property occupies a spacious plot at the end of the cul-de-sac. To the frontage is a spacious driveway with a tarmac surface and ample parking for several cars. The driveway is neatly edged with resin dressed borders. Moving to the rear of the house there is an enclosed garden with close boarded wooden fencing and designer wooden slatted fence. The garden is laid out with an Indian sandstone paved patio in an L shaped design extending from the rear of the house to the rear boundary. Additionally there is a low maintenance garden laid with Astro turf. This spacious garden offers a good degree of privacy and safe play area for children and pets. There is a timber built garden shed with power and light connected that extends along the side of the house.



TENURE

The property is freehold.

SERVICES

Mains water, electricity, gas and drainage are all connected to the property. The central heating system is gas fired with a Worcester gas combination boiler located in the utility room cupboard.

POSSESSION

Vacant possession will be given on completion.

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.

VIEWING

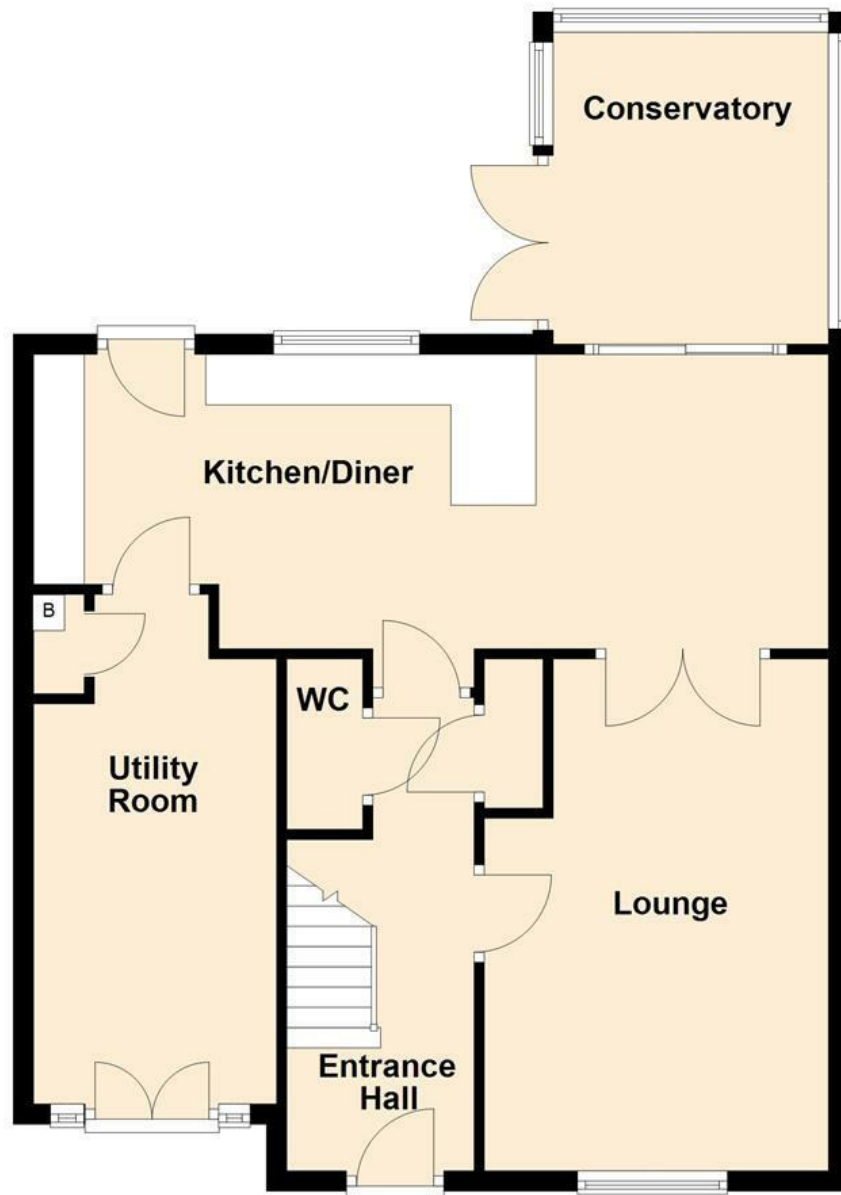
Strictly by appointment with the selling agents.

COUNCIL TAX

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

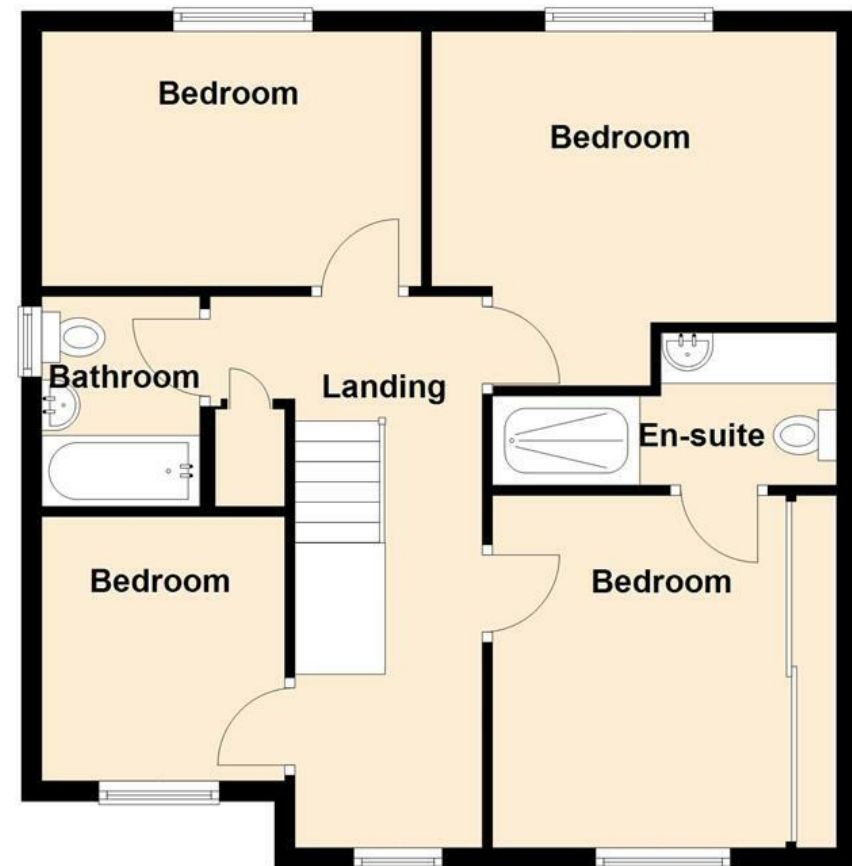
Ground Floor

Approx. 70.2 sq. metres (756.1 sq. feet)



First Floor

Approx. 61.6 sq. metres (663.1 sq. feet)



Total area: approx. 131.9 sq. metres (1419.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	84
England & Wales		EU Directive 2002/91/EC



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Thinking of selling? For a FREE no obligation quotation call 01636 611 811



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