



Alexander Mews, Balderton, Newark

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 OLIVER REILLY



# Alexander Mews, Balderton, Newark

- ATTRACTIVE BESPOKE DETACHED CHALET HOME
- TWO VERSATILE RECEPTION ROOMS
- MAGNIFICENT OPEN-PLAN DINING KITCHEN
- STUNNING FIRST FLOOR FOUR-PIECE BATHROOM
- BEAUTIFULLY LANDSCAPED PRIVATE GARDEN
- THREE/FOUR BEDROOMS
- LOVELY PRIVATE ROAD SETTING
- GROUND FLOOR SHOWER ROOM & UTILITY ROOM
- BLOCK PAVED MULTI-VEHCILE DRIVEWAY
- IMPECCABLE PRESENTATION! CLOSE TO AMENITIES!  
Tenure: Freehold. EPC 'B'

Guide Price: £300,000 - £325,000. BEAUTIFULLY BESPOKE & VERY VERSATILE!!  
Those are just a few of MANY positive words we could use to describe this outstanding, highly individual THREE/FOUR BEDROOM detached chalet home.  
Thoughtfully constructed in 2019 by 'BMA HOMES'. This BRIGHT & AIRY home is a total ONE OFF!... Pleasantly situated at the head of a quiet and private cul-de-sac, closely connected to an abundance of local amenities and useful transport links.

Not only is this tremendous MODERN GEM presented to an IMPECCABLY HIGH STANDARD, it epitomizes a tasteful, trendy and homely design, captivated by a COPIOUS 1,300 SQUARE/FT LAYOUT. Ensuring SPACE & ADAPTABILITY IN ABUNDANCE!

The functional flow of accommodation comprises: Inviting reception hall, a FABULOUS OPEN-PLAN DINING KITCHEN with breakfast bar, a range of integrated appliances and open-access through to a sizeable DUAL-ASPECT lounge with French doors out to a secluded paved seating area. There is a separate utility room, a STUNNING SHOWER ROOM and TWO FURTHER ROOMS which both lend themselves as bedrooms or reception rooms.

The first floor hosts TWO FURTHER BEDROOMS and a SUBLIME FOUR-PIECE BATHROOM.

Externally, the property prides itself on its enviable private position. Greeted with a BLOCK PAVED DRIVEWAY, ensuring side-by-side parking for two vehicles. There is great scope to adapt the side aspect for further parking, which would be suitable for a caravan/ motorhome.

The highlight of this home lies in the GORGEOUS LANDSCAPED GARDEN... Enjoying ample space and a vast degree of personality! Filled with colour and charm. There are a variety of private seating areas and a timber summerhouse.

Additional benefits of this SUPERBLY STUNNING home include uPVC double glazing, gas central heating, bespoke fitted shutters and a high energy efficiency rating (EPC: 'B').

Internal viewings are ESSENTIAL to relish your chance to secure a HOME THAT STANDS OUT FROM THE CROWD!.. You won't leave disappointed!



Guide Price £300,000 - £325,000



<b>RECEPTION HALL:</b>	20'8 x 4'1 (6.30m x 1.24m)
<b>OPEN-PLAN DINING KITCHEN:</b> Max measurements provided.	20'9 x 13'8 (6.32m x 4.17m)
<b>LOUNGE:</b>	13'8 x 11'9 (4.17m x 3.58m)
<b>UTILITY ROOM:</b>	7'10 x 4'6 (2.39m x 1.37m)
<b>SITTING ROOM/ BEDROOM TWO:</b>	12'5 x 11'10 (3.78m x 3.61m)
<b>BEDROOM FOUR:</b>	11'6 x 7'10 (3.51m x 2.39m)
<b>STYLISH GROUND FLOOR SHOWER ROOM:</b>	8'1 x 3'10 (2.46m x 1.17m)
<b>FIRST FLOOR LANDING:</b> Max measurements provided.	4'6 x 4'4 (1.37m x 1.32m)
<b>MASTER BEDROOM:</b> Max measurements provided.	15'5 x 14'4 (4.70m x 4.37m)
<b>BEDROOM THREE:</b>	15'5 x 8'1 (4.70m x 2.46m)
<b>SUPERB FOUR-PIECE BATHROOM:</b> Max measurements provided.	13'9 x 10'8 (4.19m x 3.25m)

## EXTERNALLY:

This eye-catching ONE-OF-A-KIND home is positioned in a desirable private road cul-de-sac. Close to main road corridors and amenities. The front aspect is greeted with a block paved pathway up to a oak framed storm porch, with external wall light, a pitched tiled roof and composite front door. There are planted borders and a MULTI-VEHICLE BLOCK PAVED DRIVEWAY to the right hand side of the property, with external up/ down light. Ensuring side-by-side off-street parking. The LOVELY & LANDSCAPED rear garden is well-appointed and predominantly laid to lawn. Full of vibrancy and colour. There are three crab apple trees, a variety of acer trees and hugely complementary planted borders. uPVC double glazed French doors from the lounge give access onto a delightful and secluded paved seating area, with raised plant beds. Additional gravelled seating area, at the bottom of the garden. There is provision for a large garden/storage shed and a lovely summerhouse, with gravelled borders/ hard-standing. Provision for a green house. Double external power socket, outside tap, fully fenced side and rear boundaries.



**Approximate Size: 1,345 Square Ft.**

Measurements are approximate and for guidance only.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and uPVC double glazing throughout.

PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

**Tenure: Freehold.**

Sold with vacant possession on completion.

**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'D'**

**EPC: Energy Performance Rating: 'B' (85)**

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

**Local Information & Amenities: Balderton**

Balderton is situated on the outskirts of the Historic market Town of Newark-On-Trent, approximately 3 miles away, where you will find a wide selection of Independent retailers/high street shops, public houses, restaurants, and eye-catching sites to see including a wonderful Georgian market square. The Town also has two popular train stations (North Gate and Castle Station) that provide access to London Kings Cross, Lincoln, and Nottingham. Balderton itself has a host of excellent local amenities in the area, including an array of supermarkets (Lidl, Tesco Express and Sainsburys), a medical centre, pharmacy, takeaways, launderette, post office, two public houses and highly regarded primary and secondary schools. There is a regular bus service from Newark Town Centre and ease of access onto the A1 and A46 to Lincoln and Nottingham.

**Viewing Arrangements:**

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

**Money Laundering Regulations:**

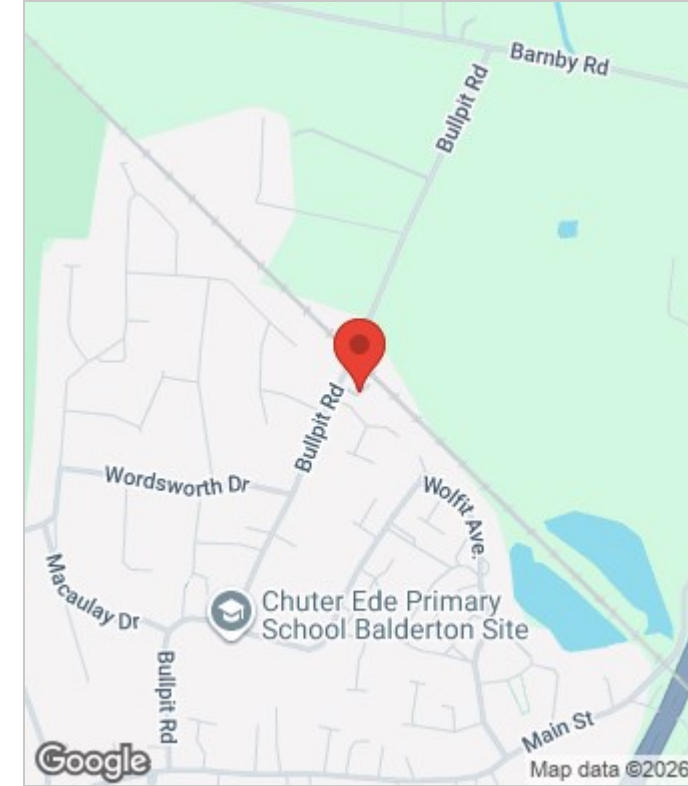
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

**Draft Details-Awaiting Approval:**

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.







**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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	