

## Wolfit Avenue, Balderton NG24 3PH



**GUIDE PRICE £170,000 to £180,000.** This immaculately presented three bedroom semi detached home is situated in a popular residential area. In addition to the three bedrooms the property has two excellent reception rooms, a well fitted kitchen, ground floor cloakroom and first floor bathroom. There is off road parking and a delightful rear garden. The property is double glazed and has gas central heating. Available for purchase with no chain. Early viewing is strongly recommended.

**Guide Price £170,000 to £180,000**





## Situation and Amenities

Balderton is located approximately three miles to the south of the market town of Newark on Trent. Local amenities include a post office, pharmacy, supermarkets including Lidl, Tesco and Sainsburys, a Health Centre, well respected schools and regular bus services to Newark town centre. Newark has excellent shopping facilities including major retail chains, Marks & Spencer food and Waitrose. The town is ideally placed for commuter links with the A46 to Nottingham and Lincoln, and the A1 for travel North and South. In addition, Newark Northgate Railway Station is on the East Coast mainline and regular trains to London take approximately 80 minutes. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln.

## Accommodation

Upon entering the front door, this leads into:

### Entrance Hallway

The welcoming reception hallway has an opaque window to the front elevation, the staircase rising to the first floor, and doors into the cloakroom, the kitchen and the lounge. Beneath the staircase is a useful storage cupboard which also houses the central heating boiler. The hallway has a ceiling light point.

### Cloakroom

The cloakroom is located beneath the staircase and has an opaque window to the side elevation. The room is fitted with a WC and wash hand basin, and has a ceiling light point.

### Lounge 14' 7" x 11' 3" (4.44m x 3.43m)

This excellent size and well proportioned reception room has a window to the front elevation and a door leading through to the dining room. The focal point of the lounge is the fireplace with living flame gas fire inset. The room has cornice to the ceiling, a ceiling light point and a radiator.

### Dining Room 9' 7" x 9' 1" (2.92m x 2.77m)

This second reception room has a window to the rear elevation and a door leading through to the kitchen giving a nice flow to the ground floor accommodation. The dining room also has cornice to the ceiling, a ceiling light point and a radiator.

### Kitchen 11' 9" x 9' 6" (3.58m x 2.89m)

The L-shaped kitchen has a window to the rear elevation and is fitted with an excellent range of base and wall units complemented with roll top work surfaces and tiled splashbacks. There is a one and a half bowl sink, and integrated appliances include an oven with gas hob with extractor hood above, and fridge. In addition there is space and plumbing for a washing machine. The kitchen has a small built in breakfast bar, a ceiling light point and a radiator. An opaque door leads to the side passageway.

### Side Passageway

The passageway has doors leading to both the front and rear of the property. Located off the passageway are two useful storage outbuildings.

### First Floor Landing

The first floor landing has a window to the side elevation and doors into all three bedrooms and the bathroom. In addition there are two useful storage cupboards and a ceiling light point.

### Bedroom One 12' 4" x 9' 6" (3.76m x 2.89m)

An excellent size double bedroom with a window to the rear elevation, a ceiling light point and a radiator.

### Bedroom Two 11' 4" x 9' 11" (3.45m x 3.02m)

A further good sized double bedroom with a window to the front elevation, a useful fitted storage cupboard, a ceiling light point and a radiator.

### Bedroom Three 10' 11" x 6' 11" (3.32m x 2.11m)

A good sized third bedroom with a window to the front, a ceiling light point and radiator.

### Bathroom 8' 6" x 9' 8" (2.59m x 2.94m)

This well appointed bathroom has an opaque window to the rear elevation and is fitted with a white suite comprising bath with electric shower above, wash hand basin and WC. The bathroom is complemented with ceramic tiled walls and also has a ceiling light point and a heated towel rail.

## Outside

The property stands on a delightful plot and to the front is a lawned garden, adjacent to which is the block paved driveway which provides off road parking for at least two vehicles. The south west facing rear garden is fully enclosed and enjoys an excellent degree of privacy. It is laid primarily to lawn with borders containing a wide variety of mature shrubs and plants. There is a patio area adjacent to the rear of the property which provides an ideal seating and entertaining area.

## Council Tax

The council tax is Band A.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

### **VIEWING**

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

### **THINKING OF SELLING?**

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

### **Local Authority**

Newark & Sherwood District Council, Notts, 01636 650000

### **Possession/Tenure**

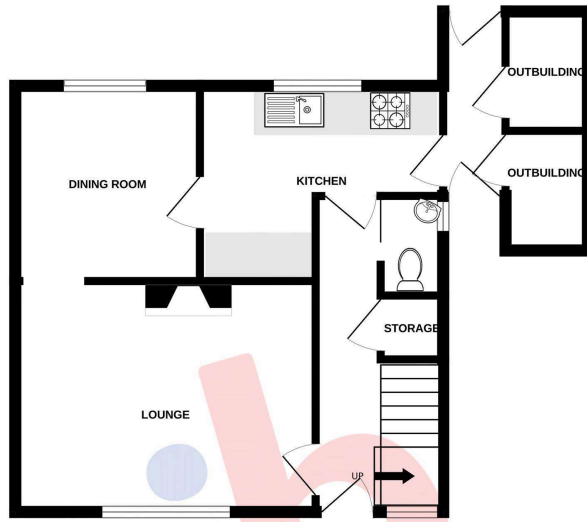
Vacant possession will be given upon completion. The tenure of the property is Freehold.

**MONEY LAUNDERING REGULATIONS:** In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

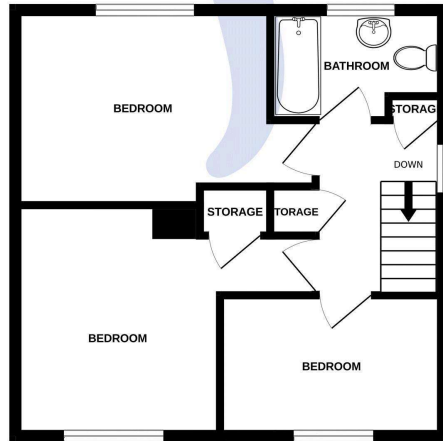
### **Services/Referral Fees**

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: JMP Solicitors - £180.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007750 11 June 2026

GROUND FLOOR  
499 sq.ft. (46.3 sq.m.) approx.



1ST FLOOR  
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 927 sq.ft. (86.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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