

70 Worthington Road, Balderton, Newark, NG24 3RE

£275,000

Tel: 01636 611 811

RICHARD & WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

A well-maintained four-bedroom detached family home, occupying a pleasant position within a popular residential area of Balderton. Conveniently located for a range of local amenities, the property offers well-proportioned and versatile accommodation, ideally suited to family living, whilst also presenting an excellent option for those seeking a spacious yet manageable home in a convenient location. A fantastic opportunity for a range of buyers, with early viewing highly recommended.

The accommodation comprises an entrance hall, well-appointed ground floor WC, living room, separate dining room and kitchen fitted with a modern range of units. On the first floor there are four bedrooms, including two double bedrooms, with the principal bedroom having an en-suite shower room which was modernised approximately four years ago. There is also a family bathroom fitted with a modern white suite. The property is maintained in good order throughout and benefits from a gas fired central heating system and uPVC double glazed windows.

Outside, there is an open plan garden to the front together with a driveway providing off-road parking for one vehicle and access to an integral single garage. The enclosed rear garden is mainly laid to lawn with an Indian stone paved patio terrace adjoining the rear of the house, providing a pleasant outdoor seating and entertaining area. A pathway extends along the side of the property with gated access leading back to the driveway and frontage.

Balderton is a popular and well-established residential area adjoining the historic market town of Newark-on-Trent and offers an excellent range of amenities for day-to-day needs. These include Sainsbury's, Lidl and Tesco supermarkets, local shops, schools and healthcare facilities. There are recreational facilities within the area together with pleasant walks around Balderton Lake and access to a network of local footpaths and cycle routes.

Newark town centre is approximately two miles away and offers an extensive range of facilities centred around its attractive Georgian Market Place, with a variety of independent shops, caf☎s, bars and restaurants together with national retailers and supermarkets including Waitrose, Morrisons, Asda and Aldi and an M&S Foodhall. Sconce and Devon Park provides extensive open space, walking routes, a children's play area and Rumbles cafe.

The area is particularly well placed for commuting, with convenient access to the A1, A46 and A17. Newark has two railway stations, with Newark Northgate providing regular services to London King's Cross, generally taking approximately 75 to 90 minutes, whilst Newark Castle station provides services towards Nottingham, Lincoln and Leicester.

This four bedroom detached family home was built by Wilcon Homes in 1994 constructed of brick under a tiled roof covering. There are replacement uPVC double glazed windows and a gas fired central heating system which had a new boiler and hot water cylinder fitted circa 2018. The living accommodation is arranged over two levels and can be further described as follows:

GROUND FLOOR

ENTRANCE HALL
12'6 x 2'10 (3.81m x 0.86m)
UPVC double glazed front entrance door, double panelled radiator. Staircase leading to first floor, storage area under the stairs, vinyl floor covering.

WC
4'4 x 2'4 (1.32m x 0.71m)
Low suite WC, small pedestal basin. Chrome towel rail, extractor fan. Fully tiled walls.

LOUNGE
14'5 x 11'5 (4.39m x 3.48m)
(narrowing to 10'1)



UPVC double glazed window to the front, double panelled radiator, coved ceiling, television point. Granite style fireplace and hearth with wooden fire surround. Electric fire with remote control. French doors giving access to the dining room, vinyl floor covering.



DINING ROOM
10'2 x 8'6 (3.10m x 2.59m)



Coved ceiling, double panelled radiator. UPVC double glazed tilt and slide patio doors give access to the Indian stone paved patio terrace and rear garden.

KITCHEN
11'5 x 8'8 (3.48m x 2.64m)



UPVC double glazed window to rear elevation and rear entrance door. Door leading to dining room and hallway.

Modern fitted matt finish white kitchen units comprising base cupboards and drawers, working surfaces over, inset composite sink and drainer with mixer tap. Integral John Lewis dishwasher, Indesit fridge freezer, Logik electric oven and gas hob with extractor over. Metro style wall tiling to splashbacks. Eye level wall mounted cupboards and shelving. Plumbing and space for washing machine.

FIRST FLOOR

LANDING
12'1 x 3'2 (3.68m x 0.97m)
Built in airing cupboard with replacement hot water cylinder fitted circa 2018. Loft access hatch.

BEDROOM ONE
15'1 x 13'1 (4.60m x 3.99m)
(narrowing to 10'1)



Range of fitted bedroom furniture including a three bay wardrobe, wall mounted cupboards over bed space, bedside cabinets, single wardrobe, three drawer chest of drawers and a 9 drawer unit. UPVC double glazed window to the front, radiator, coved ceiling.

EN-SUITE
6' x 3'11 (1.83m x 1.19m)
(measurements exclude shower cubicle)



This en-suite was refitted circa 2022 and comprises a well appointed white suite with low suite WC, wash hand basin with mixer tap and gloss white vanity cupboard under. Tiled shower cubicle with tray, folding glass shower screen, wall mounted rain head and hand shower. Fully tiled walls incorporating a vanity shelf, ceramic tiled floor, uPVC double glazed window to the front, fitted chrome towel radiator.

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



UPVC double glazed window to the front, radiator. Built in cupboard with rail over the stairs.

BEDROOM THREE
11'1 x 8'3 (3.38m x 2.51m)
UPVC double glazed window to the rear, radiator, coved ceiling.



BEDROOM FOUR
8'7 x 7'11 (2.62m x 2.41m)



UPVC double glazed window to the rear, radiator.

BATHROOM
6'6 x 5'5 (1.98m x 1.65m)



Fitted with a modern white suite comprising low suite WC, wash hand basin with vanity cupboard under, panelled bath and shower over, glass shower screen. Fully tiled walls, ceramic tiled floor, radiator, extractor fan. Tiled vanity shelf, shaver point, coved ceiling.



OUTSIDE



The property has an open plan frontage and a level tarmac driveway with parking for one car. The front garden is laid to lawn. A wrought iron gate to the side gives access to an Indian stone paved pathway leading along the side of the house to the enclosed rear garden. This good sized garden is laid out with a shaped lawn area, borders planted with trees and shrubs. This south facing garden also benefits from an Indian stone paved patio terrace connecting to the rear of the house. Timber built garden shed.





SINGLE GARAGE
18'10 x 7'11 (5.74m x 2.41m)
This integral single garage has an up and over door to the front and a personal door giving access to the rear garden. Wall mounted Worcester Green Star Ri central heating boiler. Wall mounted electric consumer unit. Power and light with double power point and strip light.

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 from a Worcester Green Star boiler located in the garage.

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.

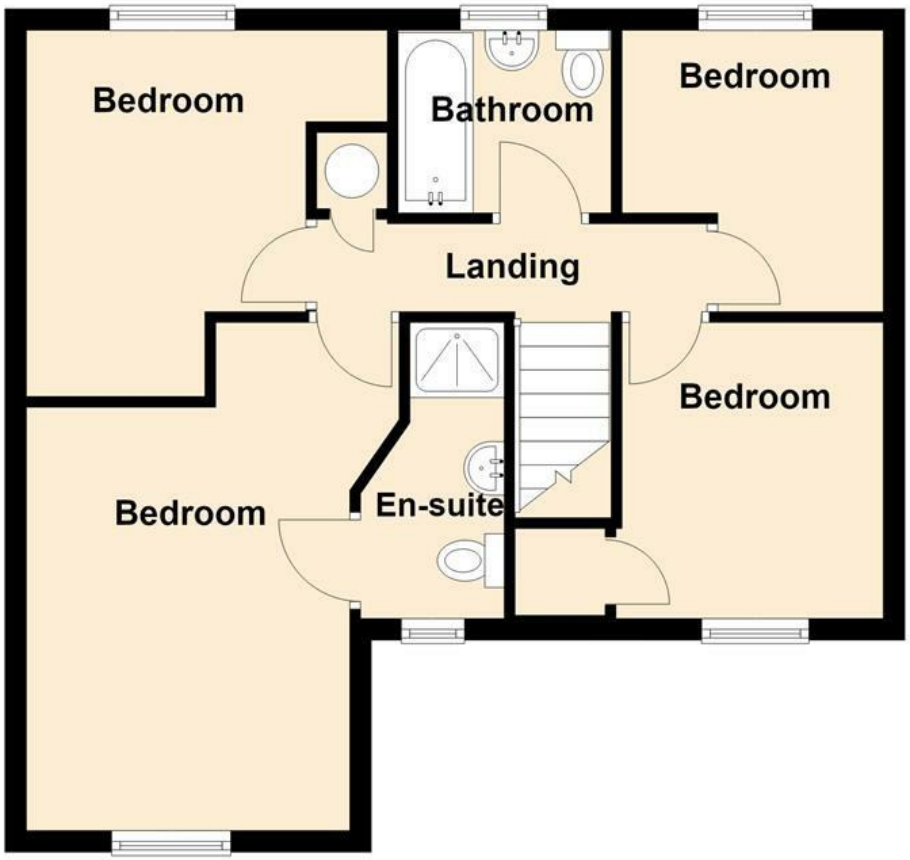
Ground Floor

Approx. 39.3 sq. metres (422.6 sq. feet)
(excluding Garage)



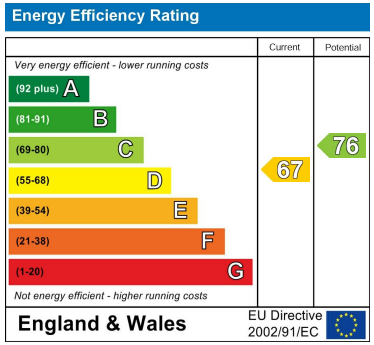
First Floor

Approx. 49.7 sq. metres (535.4 sq. feet)



Total area: approx. 89.0 sq. metres (958.0 sq. feet)







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 firms 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 611 811

RICS

The Property Ombudsman

Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

25 Stodman Street,
Newark NG24 1AT
Tel: 01636 611 811
Email: newark@richardwatkinson.co.uk

RICHARD WATKINSON & PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers