



Sherwood House, Glebe Park, Balderton, Newark





- MAGNIFICENT DETACHED FAMILY HOME
- HIGHLY DESIRABLE LOCATION! CLOSE TO AMENITIES!
- SUPERB OPEN-PLAN DINING KITCHEN
- TWO FAMILY BATHROOMS & EN-SUITE TO MASTER
- BEAUTIFULLY LANDSCAPED WRAP-AROUND PLOT
- FIVE DOUBLE BEDROOMS
- FOUR VERSATILE RECEPTION ROOMS
- GF W.C & MODERN UTILITY ROOM
- ELECTRIC GATED ENTRANCE & DETACHED TRIPLE GARAGE
- EXCELLENT CONDITION INSIDE & OUT!

Tenure: Freehold. EPC 'C' (73)

### THE HOME YOU'VE BEEN SEARCHING FOR..!

Words fail to replicate the magnitude of appreciation we have for Sherwood House. A simply STUNNING detached executive home. Standing proud in one of Newark/ Balderton's most illustrious and exclusive positions, close to a wide array of amenities, popular schools and boasting ease of access onto the A1/A46.

This Impressive, substantial and IMPECCABLY PRESENTED family home showcases a BRIGHT, AIRY and FREE-FLOWING internal layout, spanning IN EXCESS OF 2,600 SQUARE/FT of versatile accommodation, set over three floors, comprising: Inviting reception hall with oak engineered flooring, ground floor W.C, generous living room with stone fireplace and inset log burner. There are three further multi-purpose reception rooms. One of which provides a delightful OPEN-PLAN living/ dining space, into the STYLISH CONTEMPORARY KITCHEN. Equipped with a range of integrated appliances. Leading into a separate yet equally tasteful utility room.

The expansive first floor landing hosts a FIVE-PIECE FAMILY BATHROOM and FOUR DOUBLE BEDROOMS all enhanced by fitted wardrobes. The copious master bedroom benefits from a FOUR-PIECE EN-SUITE BATHROOM.

The second floor provides a SUBSTANTIAL 19FT fifth bedroom and an equally large bathroom.

Externally, the property commands a beautifully landscaped 0.28 of an acre wrap-around plot. Greeted via an ELECTRIC GATED ENTRANCE, leading onto an EXTENSIVE gravelled driveway, down to a DETACHED TRIPLE GARAGE. Accessed via electric roller doors, fully alarmed and equipped with power/lighting. The wonderful, walled and low-maintenance garden is a delightful family-friendly space. Perfect for appreciation all year round!

Further benefits of this EXQUISITE and WHOLESOME residence include replacement uPVC double glazing, installed in the last 3.5 years, gas central heating and an alarm system.

SETTING THE STANDARD..from the moment you STEP INSIDE.. Internal viewings are essential for a full sense of appreciation!



### RECEPTION HALL:

Max measurements provided.

11'7 x 11'7 (3.53m x 3.53m)

### GROUND FLOOR W.C:

59 x 43 (1.75m x 1.30m)

### LARGE LIVING ROOM:

22'9 x 13'1 (6.93m x 3.99m)

### DINING ROOM:

12'9 x 11'1 (3.89m x 3.38m)

### STUDY:

9'6 x 6'10 (2.90m x 2.08m)

### LIVING/DINING ROOM:

13'9 x 8'9 (4.19m x 2.67m)

### OPEN-PLAN CONTEMPORARY KITCHEN:

17'9 x 9'4 (5.41m x 2.84m)

### MODERN UTILITY ROOM:

8'8 x 5'4 (2.64m x 1.63m)

### FIRST FLOOR LANDING:

Max measurements provided.

15'1 x 9'6 (4.60m x 2.90m)

### MASTER BEDROOM:

15'9 x 13'10 (4.80m x 4.22m)

### FIVE-PIECE EN-SUITE BATHROOM:

Max measurements provided.

11'1 x 6'8 (3.38m x 2.03m)

### BEDROOM TWO:

Max measurements provided.

17'9 x 13'1 (5.41m x 3.99m)

### BEDROOM THREE:

Max measurements provided.

16'10 x 11'1 (5.13m x 3.38m)

### BEDROOM FOUR:

Max measurements provided.

10'8 x 9'6 (3.25m x 2.90m)

### FOUR-PIECE FAMILY BATHROOM:

13'10 x 7'10 (4.22m x 2.39m)

### SECOND FLOOR LANDING:

3'6 x 3'3 (1.07m x 0.99m)

### BEDROOM FIVE:

Max measurements provided into bay windows.

19'0 x 14'7 (5.79m x 4.45m)



#### Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a 'WORCESTER' boiler and uPVC double glazing throughout. Replacement windows and external doors were installed in the last 35 years and remain under warranty, with made to measure and perfect fit blinds throughout. There is a functional alarm system for the house and detached garaging. 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.

#### Approximate Size: 2,618 Square Ft.

Measurements are approximate and for guidance only.

#### Tenure: Freehold.

Sold with vacant possession on completion.

#### Local Authority:

Newark & Sherwood District Council.

#### Council Tax: Band 'G'

#### EPC: Energy Performance Rating: 'C' (73)

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.

**SECOND FLOOR BATHROOM:**  
Max measurements provided into bay-windows.

14'7 x 8'3 (4.45m x 2.51m)

#### DETACHED TRIPLE GARAGE:

Of brick built construction, with a pitched tiled roof. Fully alarmed. Accessed by three electric roller garage doors. Equipped with power, lighting and partial boarding for storage. A left sided uPVC personal door gives access into the garden with a uPVC double glazed window to the left side elevation.

26'7 x 17'4 (8.10m x 5.28m)

#### DETACHED SUMMER HOUSE:

Of timber construction with a pitched felt roof. Accessed wooden double doors, with two windows to the front elevation. Window to the left and right side elevation. Providing beech laminate flooring. Equipped with power and lighting.

11'7 x 7'8 (3.53m x 2.34m)

#### EXTERNALLY:

The property commands an excellent and enviable position within a quiet, sought-after and exclusive residential cul-de-sac. The house stands on a magnificent 0.28 of an acre wrap-around plot. The front aspect is greeted with a lawned front garden, with block paved pathway, leading to the composite front entrance door with storm canopy above.

The side garden is predominantly laid to lawn with a useful gravelled parking area, to create an over-spill of off-street parking, if required. The right side aspect hosts an ELECTRIC DOUBLE WROUGHT-IRON GATED ENTRANCE, onto a SUBSTANTIAL GRAVELLED DRIVEWAY. Allowing ample off-street parking. Suitable for a range of vehicles, including a caravan/ motor home. This leads down to the DETACHED TRIPLE GARAGE with an attached sloped roof Veranda, with two double external power sockets and a paved patio. Enjoying the afternoon sunshine. The BEAUTIFULLY LANDSCAPED rear garden is a delightful external retreat. Centrally laid to lawn with extensive gravelled borders and a mature Indian bean tree. There is access into a detached timber cabin and timber garden shed (measuring 9'8 ft x 7'8 ft). Both equipped with power and lighting. Provision for a log store. Outside tap. There is a lovely and large paved seating area, directly accessed via the uPVC double glazed French doors in the OPEN-PLAN dining area. There are walled front and side boundaries and a high-level fenced rear boundary. A secure timber personal gate, gives access to the front of the property, ensuring 360 degree access around the whole of the boundary. All whilst retaining a high-degree of privacy.







#### 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 are regular bus services from Glebe Park to Newark, Nottingham and Grantham. The location also boasts ease of access onto the A1 & A46.

#### Money Laundering Regulations:

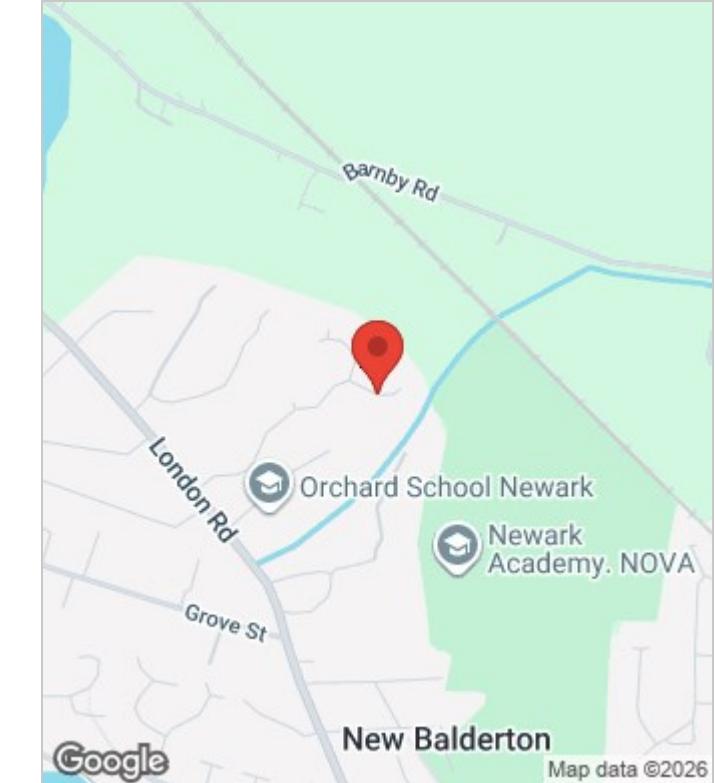
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

#### 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 a appointment, please contact us on: 01636 558 540.

#### 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) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC