Hayside Avenue, Balderton, Newark

2 1 1 D

OLIVER REILLY

Hayside Avenue, Balderton, Newark

Guide Price £170,000 - £180,000

- CONTEMPORARY SEMI-DETACHED HOME
- DESIRABLE CUL-DE-SAC- CLOSE TO AMENITIES!
- GROUND FLOOR W.C & FIRST FLOOR BATHROOM WITH ELECTRIC SHOWER
- MULTI-VEHCILE DRIVEWAY
- IDEAL FIRST TIME HOME OR DOWNSIZE!
- TWO GREAT DOUBLE BEDROOMS
- SUPERBLY STYLISH MODERN KITCHEN
- LARGE LOUNGE/DINER & CONSERVATORY
- LOVELY ENCLOSED REAR GARDEN
- Gas Central Heating & uPVC Double Glazing. Tenure: Freehold. EPC 'D'

Guide Price: £170,000 - £180,000. THIS IS THE ONE FOR YOU!

This lovely contemporary semi-detached home enjoys a desirable position within a quiet residential cul-de-sac in a popular and convenient area, close to a range of amenities, well-regarded schools and excellent transport links. Offering a peaceful suburban setting, this superb property is PERFECTLY SUITED TO MODERN-DAY LIVING!

Presented in excellent condition throughout, this highly regarded home has been exceptionally well maintained and is offered in MOVE-IN-READY CONDITION. Step inside and see for yourself!

The fabulous and versatile accommodation features a welcoming entrance hall, ground-floor W.C., a SUPERBLY STYLISH AND WELL-DESIGNED KITCHEN, a spacious lounge/diner and an equally impressive conservatory, providing additional and highly flexible living space that completes the downstairs.

To the first floor, the landing provides access to TWO EXCELLENT DOUBLE BEDROOMS, along with a centrally positioned family bathroom with ELECTRIC SHOWER.

Externally, the property is approached via an excellent multi-vehicle driveway, providing ample off-road parking. To the rear, a wonderfully WELL-APPOINTED GARDEN creates a pleasant outdoor space, with room for all to enjoy!

Further benefits of this MAGNIFICENT MODERN GEM include uPVC double glazing and gas central heating.

This is REFINED LIVING in A PEACEFUL SETTING!... This fantastic home represents comfort, flexibility and the perfect setting to evolve with YOU!

ENTRANCE HALL:	9'4 x 2'10 (2.84m x 0.86m)
GROUND FLOOR W.C:	3'11 x 2'7 (1.19m x 0.79m)
SUPERB CONTEMPORARY KITCHEN:	9'4 x 5'5 (2.84m x 1.65m)
LARGE LOUNGE/DINER:	13'9 x 11'7 (4.19m x 3.53m)

Max measurements provided.

SIZEABLE CONSERVATORY:	10'9 x 9'8 (3.28m x 2.95m)

Of part brick and uPVC construction, with a sloped poly-carbonate roof. Enhanced with carpeted flooring and power. uPVC double glazed windows to both side and rear elevations. uPVC double glazed French doors open out to the garden.

FIRST FLOOR LANDING:	5'4 x 2'8 (1.63m x 0.81m)
MASTER BEDROOM:	11'7 x 9'2 (3.53m x 2.79m)

Max measurements provided.

BEDROOM TWO:	11'7 x 8'5 (3.53m x 2.57m)
BATHROOM:	5'6 x 5'6 (1.68m x 1.68m)

EXTERNALLY:

This attractive contemporary semi-detached home is pleasantly positioned within a sought-after residential cul-de-sac, close to a wide range of local amenities.

The front of the property is approached via a paved pathway leading to the entrance door, with a pitched-tiled roof storm canopy above and external wall lighting. There is also an external cold-water tap, together with concealed electricity and gas meters. The low-maintenance front garden is finished with slate shingles, while the side of the property provides a MULTI-VEHICLE TARMAC DRIVEWAY, offering excellent off-road parking. A pedestrian gate provides access to the rear garden.

The WELL-APPOINTED AND FULLY ENCLOSED REAR GARDEN is predominantly laid to lawn, complemented by graveled borders and a mature grapevine. Extensive concrete hardstanding provides a versatile area suitable for outdoor seating, storage or a variety of individual uses. There is also provision for a garden shed. The garden is fully enclosed by fencing to the side and rear boundaries.

Approximate Size: 640 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 via a modern combination boiler 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 'A'

EPC: Energy Performance Rating: 'D' (61)

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, 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:

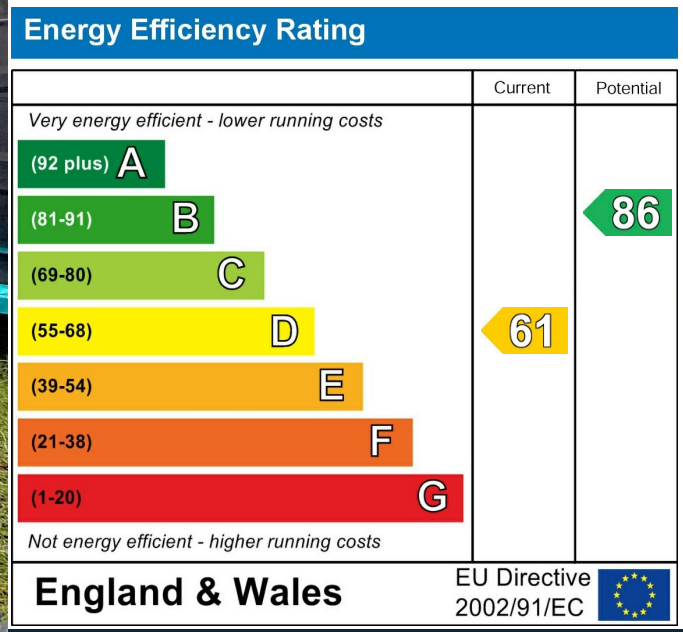
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

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.



1 Middle Gate, Newark, NG24 1AG
T. 01636 558 540 | **E.** sales@oliver-reilly.co.uk
https://www.oliver-reilly.co.uk

OLIVER REILLY