



Rowan Way, Balderton

Guide Price £300,000 to £325,000



Rowan Way

Balderton, Newark

This impressive modern detached house offers exceptional family accommodation in an extremely popular lakeside location, combining contemporary style and versatile living space. The property features 14 owned solar panels and battery storage, ensuring lower running costs and a more sustainable lifestyle.

The lakeside setting is renowned for its tranquil atmosphere and excellent local amenities, including shops, schools, and leisure facilities, all within easy reach. This is a rare opportunity to acquire a contemporary home that seamlessly blends comfort, adaptability, and sustainability, making it an ideal choice for discerning buyers seeking a long-term family residence in a sought-after location.

The ground floor layout provides up to four reception rooms, ideal for formal entertaining, relaxed family living, or a dedicated home office, as well as a convenient ground floor WC for guests. The kitchen with integrated dishwasher, electric oven, gas hob with extractor is complemented by a separate utility room, providing ample storage and space for laundry appliances. The adaptable ground floor accommodation means a fourth bedroom could be easily created if required, offering flexibility for growing families or those seeking additional guest accommodation. To the first floor, you will find three generously sized bedrooms, including a master bedroom with its own ensuite shower room, and a stylish family bathroom serving the remaining bedrooms.

The property is designed for low maintenance living, with quality fixtures and fittings throughout, UPVC double glazing, gas central heating, and a large, low maintenance rear garden that is perfect for relaxing or entertaining. Practicality is further enhanced by good parking facilities, ensuring convenience for residents and visitors alike. Early viewing is highly recommended to fully appreciate the space, specification, and lifestyle on offer.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: A





Entrance Hall

13' 11" x 7' 11" (4.24m x 2.41m)
maximum measurements

Ground Floor WC

5' 11" x 3' 3" (1.80m x 0.99m)

Lounge

15' 8" x 11' 9" (4.78m x 3.58m)
maximum measurements

Dining Room

10' 4" x 9' 7" (3.15m x 2.92m)

Garden Room

17' 6" x 12' 3" (5.33m x 3.73m)

Kitchen

12' 8" x 10' 1" (3.86m x 3.07m)
maximum measurements

Utility Room

8' 1" x 7' 10" (2.46m x 2.39m)

Home Office

8' 11" x 8' 0" (2.72m x 2.44m)



Bedroom One

12' 2" x 9' 9" (3.71m x 2.97m)

Ensuite Shower Room

8' 8" x 7' 7" (2.64m x 2.31m)

maximum measurements

Bedroom Two

12' 9" x 11' 3" (3.89m x 3.43m)

maximum measurements

Bedroom Three

12' 9" x 8' 8" (3.89m x 2.64m)

maximum measurements

Family Bathroom

6' 3" x 5' 5" (1.91m x 1.65m)

Store

8' 3" x 6' 1" (2.52m x 1.85m)

Agent's Note - Solar Panels

The property has 14 owned solar panels, 6.1 kwh with 10 kw battery storage. For further details please contact the office.





Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 1,412 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls, chimney breasts etc and alterations to the floorplan to ensure it is representative of the property's layout. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.



Anti-Money Laundering Regulations

Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.



GROUND FLOOR



1ST FLOOR





Newton Fallowell

Newton Fallowell, 12-14 Middle Gate - NG24 1AG

01636 706444 · newark@newtonfallowell.co.uk · www.newtonfallowell.co.uk/newark

 **NEWTON FALLOWELL**