

Club Court, Balderton NG24 3LJ

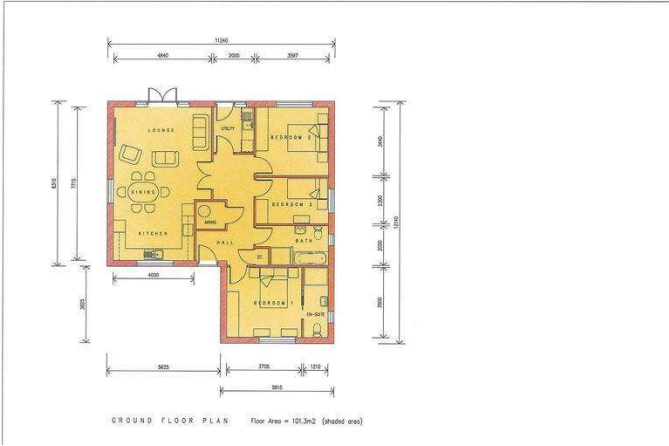
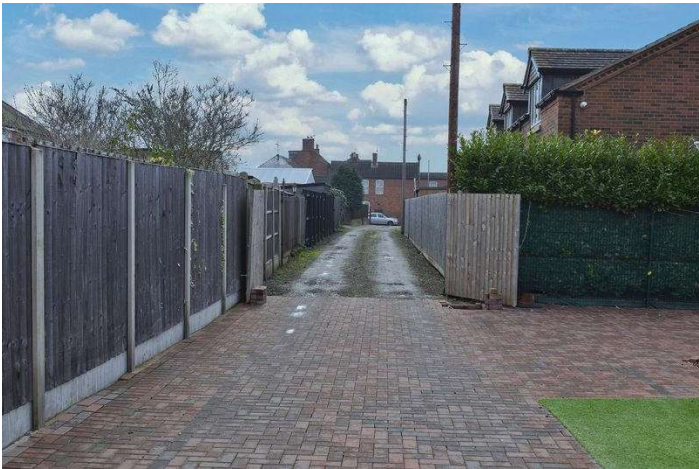


GUIDE PRICE £375,000 to £400,000. A unique opportunity to purchase a refurbished detached bungalow situated on a large plot, together with Full Planning Permission granted (Application No: 24/00456/FUL) to build a further three bedroom detached bungalow within the grounds. The existing home has two reception rooms, a well appointed kitchen, three bedrooms and a bathroom. The property is double glazed and has gas central heating. Early viewing is essential to appreciate the potential this property has to offer.

Guide Price £375,000 to £400,000







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 Porch

The entrance porch has a window to the side elevation and a glazed door providing access into the dining area/kitchen. The porch has a high gloss ceramic tiled floor, a ceiling light point and a radiator.

Dining Area 11' 3" x 6' 3" (3.43m x 1.90m)

The dining area is open plan through to the kitchen and has a large window to the front elevation. Within the dining area is a granite breakfast bar and a number of storage units. This space is enhanced with the same high gloss ceramic tiled floor as that of the porch, and also has recessed ceiling spotlights and a radiator.

Kitchen Area 11' 10" x 10' 2" (3.60m x 3.10m)

The kitchen has a window to the side elevation and is fitted with an excellent range of contemporary base and wall units, complemented with granite work surfaces and matching splash backs. There is a one and a half bowl stainless steel sink, and integrated appliances include an oven with gas hob and extractor hood above, fridge and freezer. In addition there is space and plumbing for both a washing machine and tumble dryer. The kitchen has the same high gloss ceramic tiled flooring, recessed ceiling spotlights and a radiator. A glazed door leads into the inner hallway.

Inner Hallway

The spacious inner hallway provides access to the bedroom accommodation, the lounge, side porch and bathroom. In addition access to the roof space is obtained from here. The inner hallway has the same high gloss flooring, recessed ceiling spotlights and a radiator.

Lounge 17' 2" x 11' 1" (5.23m x 3.38m)

This excellent sized and well proportioned reception room has a window to the side elevation and French doors leading through to the sitting room/dining room. The lounge has recessed ceiling spotlights and a radiator.

Sitting Room/Dining Room 13' 0" x 9' 3" (3.96m x 2.82m)

Having dual aspect windows to the rear and side elevations, and French doors leading to the outside. This room is currently utilised as a formal dining room, but would serve equally well as an additional sitting room or home office/study if required. The room has a high gloss ceramic tiled floor, recessed ceiling spotlights and a radiator.

Study Area 6' 5" x 5' 2" (1.95m x 1.57m)

The study area has dual aspect windows to the front and rear elevations, and French doors leading outside. This versatile space is currently utilised as an additional bedroom and has a high gloss ceramic tiled floor, a ceiling light point and a radiator.

Bedroom One 14' 1" x 11' 0" (4.29m x 3.35m)

An excellent sized double bedroom with a window to the side elevation. The room is fitted with a comprehensive range of bedroom furniture including double wardrobes, high level storage and chests of drawers. There are also recessed ceiling spotlights and a radiator.

Bedroom Two 10' 2" x 10' 0" (3.10m x 3.05m)

A double bedroom with a window to the side elevation, recessed ceiling spotlights and a radiator.

Bedroom Three 10' 4" x 7' 9" (3.15m x 2.36m)

A good sized third bedroom with a window to the side elevation, a small fitted wardrobe, recessed ceiling spotlights and a radiator.

Bathroom 7' 10" x 6' 7" (2.39m x 2.01m)

This well appointed bathroom has an opaque window to the side and is fitted with a white suite comprising bath with mains rainwater head shower above, vanity unit with wash hand basin inset and storage beneath, and a WC. The bathroom is enhanced with contemporary ceramic floor and wall tiling, together with recessed ceiling spotlights. In addition there is an extractor fan and a radiator.

Outside

The property is approached via a private driveway. The existing property stands on a sizeable plot which is fully enclosed and laid predominantly to block paving. There is a large detached garage.

Garage

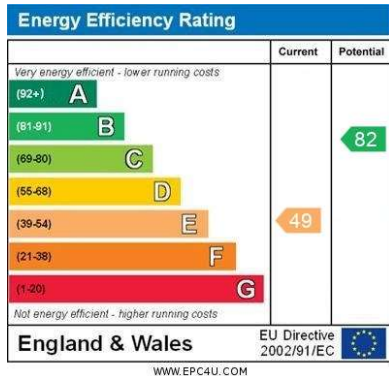
There is a large detached garage.

Council Tax

The property is in Band C.

Building Plot

Situated to the rear is the building plot with Full Planning Permission Granted for the erection of a detached bungalow with associated parking and amenity space (Application No: 24/00456/FUL).



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

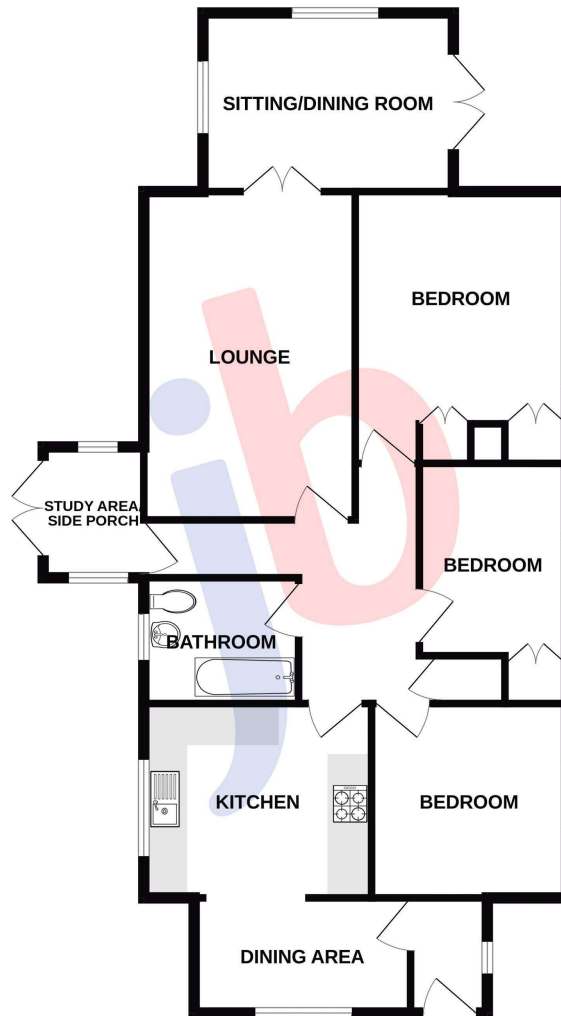
Vacant possession will be given upon completion. The tenure of the property is Freehold.

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: Chattertons Solicitors - £120.00 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. 01 September 2026

GROUND FLOOR
1062 sq.ft. (98.6 sq.m.) approx.



TOTAL FLOOR AREA : 1062 sq.ft. (98.6 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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