# 3 Heron Way, Balderton, Newark, NG24 3DD

**£195,000**

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RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

*** NO CHAIN *** An exceptionally well presented modern semi-detached bungalow enjoying a pleasant position on the ever-popular Lakeside development in Balderton. The property has been tastefully redecorated throughout in fresh, neutral tones, creating a bright and contemporary home which is ready for immediate occupation. Offering well-proportioned living accommodation, the bungalow benefits from uPVC double glazed windows and a gas fired central heating system.

The accommodation comprises a spacious 17' lounge and dining room, fitted kitchen with an attractive range of modern white Shaker style units, shower room which has been further enhanced by the installation of a contemporary shower enclosure, two bedrooms and a uPVC double glazed conservatory with an insulated solid roof. The property has been maintained to an excellent standard throughout and is ideally suited to purchasers seeking a home requiring little or no immediate expenditure.

Outside, the bungalow stands behind a level tarmacadam driveway providing off-road parking for two vehicles. Centre opening new timber gates lead to a useful side area laid with composite decking, whilst the enclosed rear garden is attractively landscaped with paved patio seating areas, shaped shrub borders and quality close-boarded fencing, creating a private and easily maintained outdoor space.

This attractive bungalow would be ideal for those looking to downsize, professional couples or anyone seeking a high quality home in a convenient and well-established residential location.
Balderton is a popular village situated approximately three miles south of Newark town centre and offers an excellent range of everyday amenities including Sainsbury's, Lidl and Tesco supermarkets, a medical centre, pharmacy, post office and a choice of public houses. The village has two well-regarded primary schools together with Newark Academy, whilst nearby access to the A1 and A46 provides excellent road links to Nottingham, Lincoln and beyond. Fast rail services are available from Newark North Gate station, with London King's Cross reached in approximately 75 to 90 minutes.

The property also enjoys a particularly pleasant position close to Balderton Lake, where attractive waterside walks connect with the local cycle path network, making this an ideal location for those who enjoy walking, cycling and spending time outdoors.

This semi-detached bungalow was constructed during the early 1980s of brick elevations beneath a pitched tiled roof. The property benefits from uPVC double glazed replacement windows together with a gas fired central heating system served by a combination boiler, and is more particularly described as follows:

## KITCHEN
12'2 x 8' (3.71m x 2.44m)

UPVC double glazed front entrance door and window. UPVC double glazed side entrance door, ceramic tiled floor, range of fitted, modern white, Shaker design kitchen units with base cupboards and drawers, working surfaces above, composite one and a half bowl sink and drainer and a fitted Lamona gas hob. Tiling to splash backs, wall mounted cupboards.

## LOUNGE & DINING ROOM
17'9 x 9'2 (5.41m x 2.79m)

A pleasant open plan lounge and dining room with a uPVC Bow window to the front elevation, laminate floor covering, Louis style fire surround, marble fireplace and hearth housing a Living Flame gas stove, two radiators. Attractive view of a green from the lounge window.

## LOBBY
Built in cupboard with latted shelf and a main HE24 combination gas fired central heating boiler, ceramic tiled floor, loft access hatch to insulated roof space.

## BEDROOM ONE
12'5 x 9'3 (3.78m x 2.82m)

With radiator and uPVC double glazed window to rear elevation.

## BEDROOM TWO/SITTING ROOM
9' x 8' (2.74m x 2.44m)

With vinyl floor covering, radiator and a set of uPVC double glazed French doors giving access to the conservatory.

## CONSERVATORY
11'3 x 9'4 (3.43m x 2.84m)

UPVC double glazed conservatory fitted with a replacement insulated, solid roof with external composite slate effect tiling, laminate floor covering. New matching blinds. Sliding uPVC double glazed patio doors give access to the rear garden.

## SHOWER ROOM
8'6 x 4'10 (2.59m x 1.47m)

Modern white suite comprising a Vitra wall mounted wash hand basin, low suite WC, New shower enclosure with glass screen, sliding door and a new shower tray. Waterproof shower boards to the walls and wall mounted shower. There are LED downlights, uPVC double glazed window to the side elevation, wall mounted towel radiator, three fully tiled walls.

## OUTSIDE

To the front of the property there is a level driveway with tarmacadam surface and parking for two cards. Borders planted with shrubs, including Box hedging. Apple and pear fruit trees. Two wooden fences have been fitted to the front and side boundaries. Metal frame, wooden panelled, centre opening gates give access to the side of the bungalow where there is a new coated metal fence along the southern boundary.

## SHED

Large well maintained shed storage at the bottom of the garden.

## TENURE
The property is freehold.

## SERVICES
Mains water, electricity, gas and drainage are all connected to the property.

## POSSESSION
Vacant possession will be given on completion.

## VIEWING
Strictly by appointment with the selling agents.

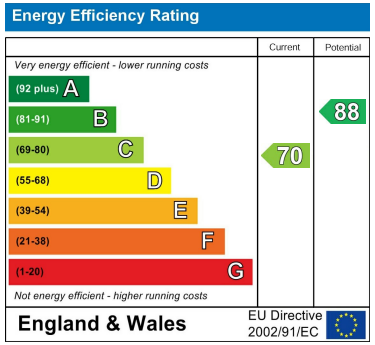
## MORTGAGE
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## COUNCIL TAX
The property comes under Newark and Sherwood District Council Tax Band B.

# Floor Plan

Approx. 61.5 sq. metres (661.6 sq. feet)

Total area: approx. 61.5 sq. metres (661.6 sq. feet)



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