

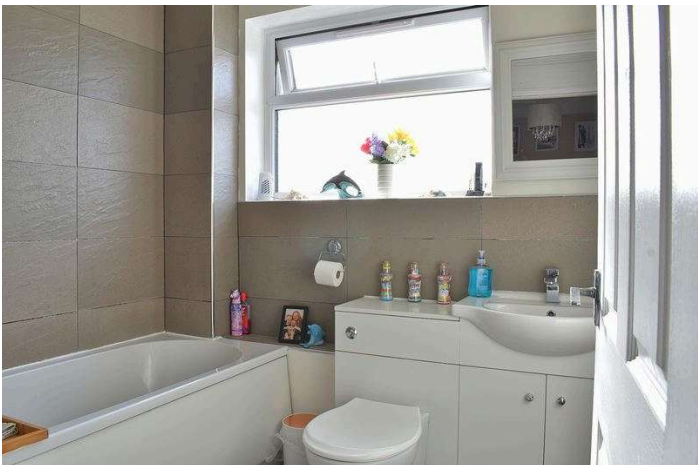
## Tenzing Walk, Balderton NG24 3PW



**GUIDE PRICE £180,000 to £190,000.** An immaculately presented three bedroom end terrace property situated in a sought after location. In addition to the three bedrooms, there is an excellent sized lounge, superb breakfast kitchen, ground floor cloakroom and first floor bathroom. The property is double glazed and has gas central heating. Early viewing is strongly recommended.

**Guide Price £180,000 to £190,000**





## Situation and Amenities

Balderton is located approximately three miles from Newark. Local amenities include a post office, pharmacy, Lidl, Tesco, Sainsburys, a Health Centre, well respected schools and regular bus services to Newark town centre. The location is in close proximity of Route 64 of the National Cycle Network which runs from Market Harborough to Lincoln. Newark has excellent shopping facilities including major retail chains, Marks & Spencer food, Morrisons, Aldi, Asda 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 Hallway

The entrance hallway has the staircase rising to the first floor and doors into the lounge and the dining kitchen. There is a ceiling light point and a radiator.

### Lounge 13' 9" x 11' 5" (4.19m x 3.48m) (at widest points)

An excellent sized reception room having two windows to the front elevation making it particularly bright and airy. The lounge has cornice to the ceiling, a ceiling light point and a radiator.

### Dining Kitchen 17' 9" x 10' 1" (5.41m x 3.07m)

This superb dining kitchen has a window to the rear elevation and a door leading to the rear porch. The kitchen area is fitted with an excellent range of base and wall units complemented with roll top work surfaces and tiled splash backs. There is a one and a half bowl stainless steel sink, and integrated appliances include an oven and gas hob with extractor hood above. In addition there is space and plumbing for both a washing machine and a tumble dryer. Accessed from the dining kitchen and sited beneath the staircase is a useful storage cupboard which also houses the vertical fridge/freezer. The room is of sufficient size to comfortably accommodate a dining table, and has a further storage cupboard, LVT flooring, cornice to the ceiling, a ceiling light point and a radiator.

### Rear Porch

The rear porch has a glazed door providing access out to the garden, together with a useful storage cupboard. A further door leads into the ground floor cloakroom.

### Ground Floor Cloakroom

The cloakroom has a high level window to the side elevation and is fitted with a vanity unit with wash hand basin on set and storage beneath, and a WC. The room has a ceiling light point and a ceramic tiled floor.

### First Floor Landing

The staircase rises from the entrance hallway to the first floor landing which has doors into all three bedrooms and the bathroom. The landing has a ceiling light point and two storage cupboards, one of which houses the central heating boiler. Access to the loft space is obtained from the landing.

### Bedroom One 11' 5" x 10' 3" (3.48m x 3.12m)

A very good sized double bedroom with a window to the front elevation, cornice to the ceiling, a ceiling light point and a radiator.

### Bedroom Two 10' 4" x 10' 2" (3.15m x 3.10m)

A further excellent sized double bedroom having a window to the rear elevation, a useful storage cupboard sited above the staircase, a ceiling light point and a radiator.

### Bedroom Three 8' 4" x 7' 0" (2.54m x 2.13m) (plus door recess)

Bedroom three is also of a good size and has a window to the front elevation, cornice to the ceiling, a ceiling light point and a radiator.

### Bathroom 6' 11" x 5' 11" (2.11m x 1.80m)

The bathroom has an opaque window to the rear elevation 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 complemented with part ceramic wall tiling, and also has a ceiling light point and a radiator.

## Outside

The property is situated on a pedestrian walkway with no through traffic. To the front is a lawned garden and a footpath leading to the front door. There is gated access around the side to the rear garden.

### Rear Garden

The rear garden is fully enclosed and laid primarily to two distinctive lawns edged with borders containing a number of mature shrubs and plants. There are two seating areas at either end of the garden, both of which are ideal for outdoor seating and entertaining. There is gated access at the foot of the garden. Situated at the rear of the property and accessed from the garden is an outbuilding. The timber garden shed is included within the sale.

## Council Tax Band A.

### **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.

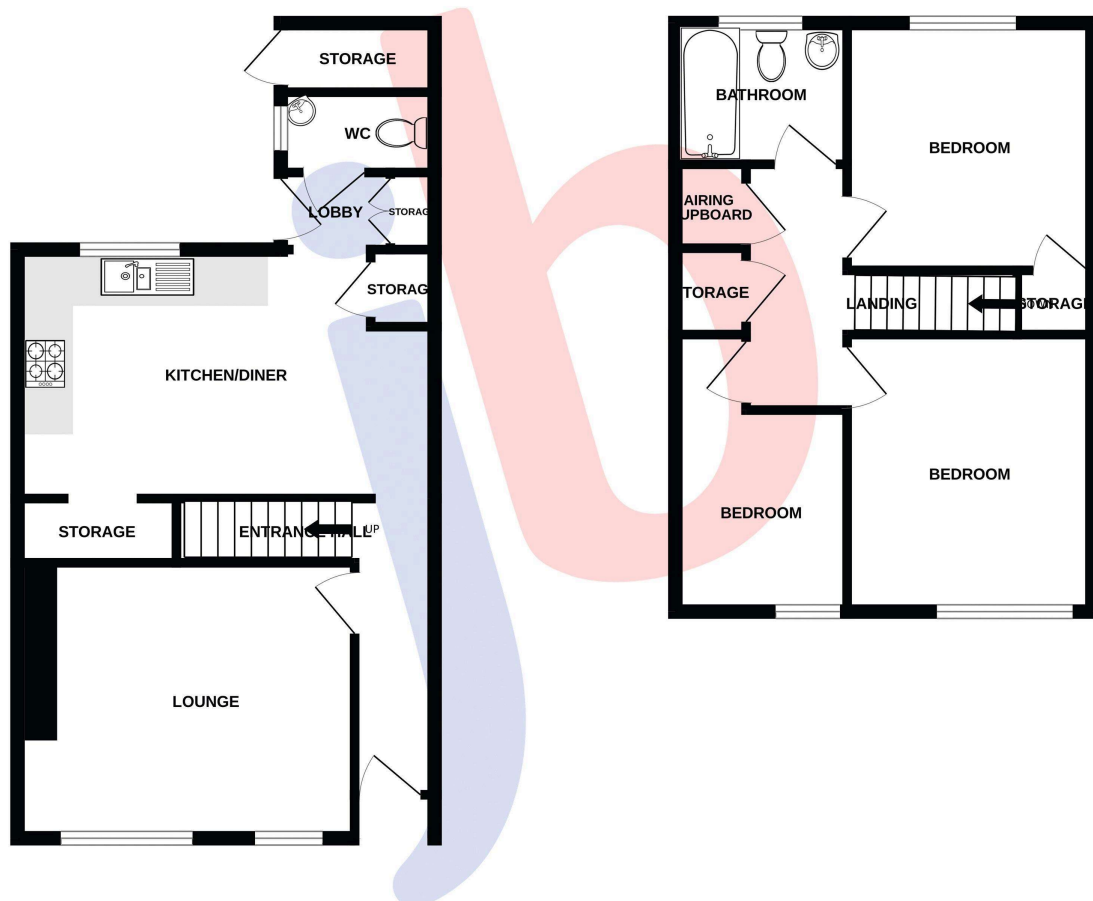
### **Services/Referral Fees**

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: JMP Solicitors - £180.00 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. 00007636 17 February 2026



GROUND FLOOR  
459 sq.ft. (42.6 sq.m.) approx.

1ST FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.7 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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