



**6 Anderson Close,
Balderton, NG24 3GD**

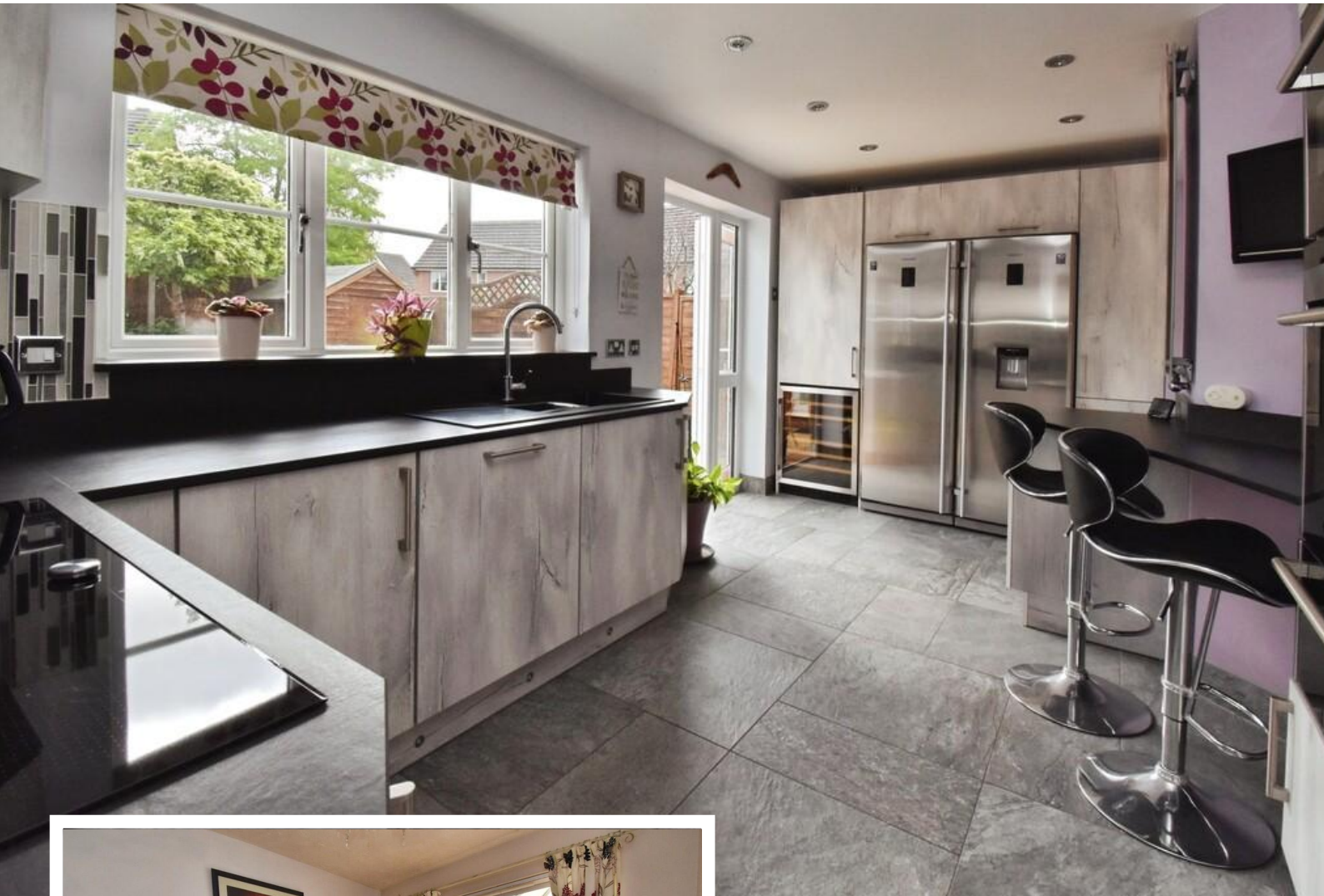


Book a Viewing!

Guide Price £315,000

Tucked away in a lovely cul-de-sac position, this beautifully modernised detached family home combines contemporary style with a practical layout ideal for everyday living. A welcoming entrance hall sets the tone, leading to a convenient downstairs cloakroom and a stunning refitted kitchen-breakfast room, complete with appliances and direct access to both the garage and the rear garden. The living room flows through double doors into the dining room, which in turn opens to a light-filled conservatory overlooking the garden – perfect for relaxing or entertaining. Upstairs, the refitted family bathroom features a sleek four-piece suite with both a bath and a separate shower cubicle, while the master bedroom enjoys its own contemporary en-suite shower room and three further bedrooms provide comfortable accommodation for family or guests. Outside the rear garden offers a blend of lawn and paved patio space with gated side access, while the front is enhanced by a pressed driveway providing off-street parking. Offered for sale with no onward chain, this home is ready to move into and enjoy, making the buying process refreshingly simple.





LOCATION

Balderton village has a range of amenities including two primary schools and two secondary schools, a range of local independent shops and high street supermarkets, doctors surgery and local pubs. Newark Town Centre is approximately 2 miles away which offers further shops and leisure facilities and has excellent transport links.

ACCOMMODATION

ENTRANCE HALL

16' 2" x 5' 10" (4.93m x 1.78m) With uPVC double glazed opaque door, laminate flooring, radiator, built-in storage cupboard, stairs to the first floor and doors to the kitchen breakfast room, living room and downstairs WC.

LIVING ROOM

16' 6" x 10' 11" (5.03m x 3.33m) With uPVC double glazed window to the front elevation, radiator, gas fire suite with wooden surround and marble hearth and double doors to the dining room.



DINING ROOM

9' 8" x 8' 9" (2.95m x 2.67m) With laminate flooring, radiator and uPVC double glazed French doors leading to the conservatory at the rear.

CONSERVATORY

9' 2" x 8' 6" (2.79m x 2.59m) Brick and uPVC double glazed construction with French doors onto the garden, polycarbonate roof and tiled floor.

KITCHEN BREAKFAST ROOM

16' 9" x 10' 2" maximum (5.11m x 3.1m) Re-fitted with a modern range of wall and base units and a worksurface incorporating a breakfast bar and a 1 1/2 bowl sink unit with a stainless steel mixer tap, fitted oven, fitted combination microwave oven and warming drawer, built-in wine fridge, spaces for a large American style fridge, freezer and integrated dishwasher, fitted ceramic hob and the stainless steel extractor hood, LED plinth lighting, inset spotlights, feature vertical picture radiator, personal door leading to garage, uPVC double glazed windows and door onto the rear garden.

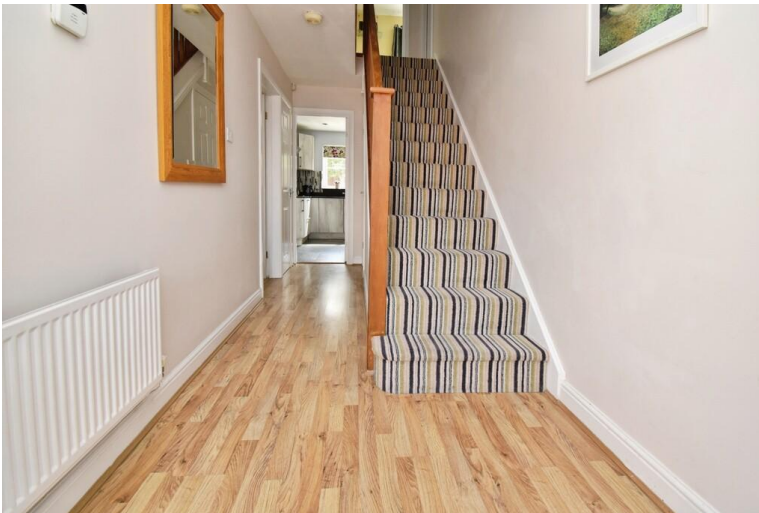


WC

Fitted with a two piece suite; low-level WC and pedestal wash handbasin. Radiator, laminate flooring and extractor.

LANDING

Galleried landing with uPVC double glazed window to the front elevation, radiator, access to the loft and doors to the four bedrooms and family bathroom.



MASTER BEDROOM

12' 1" x 10' 11" (3.68m x 3.33m) With uPVC double glazed window to the front elevation, radiator, built in wardrobes and door to en-suite.

EN-SUITE

5' 3" x 4' 10" (1.6m x 1.47m) Re-fitted with a contemporary suite, comprising a low-level WC, wash handbasin within a vanity unit and shower cubicle with an electric shower, tiled walls, tiled floor, electric shaver point, extractor, inset spotlights and heated towel rail.



BEDROOM TWO

12' 10" x 12' 2" (3.91m x 3.71m) With uPVC double glazed window to the rear elevation, large wardrobe and a radiator.

BEDROOM THREE

12' 10" x 8' 6" (3.91m x 2.59m) With uPVC double glazed window to the rear elevation and a radiator.



BEDROOM FOUR

8' 11" x 8' 5" (2.72m x 2.57m) With uPVC double glazed window to the front elevation and a radiator.

FAMILY BATHROOM

8' 7" x 6' 4" (2.62m x 1.93m) Re-fitted with a white contemporary four piece suite, comprising a panelled bath with mixer shower attachment, wash hand basin unit, low-level WC and shower cubicle with a mains fed shower, tiled walls, tiled floor, extractor, inset spotlights, electric shaver point, heated towel rail and uPVC double glazed opaque window to the side elevation.



GARAGE

16' 4" x 8' 6" (4.98m x 2.59m) Having an up and over door, personnel door into the property, lighting, power and plumbing for a washing machine.

OUTSIDE

To the front there is an open plan lawn with borders for plants and shrubs pressed driveway providing off street parking and access to the garage. The rear garden has been landscaped with lawn and has gravelled and paved patio areas. There is also an outside tap, power points, a shed, security lighting and gated access at the side.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Mundys.





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We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

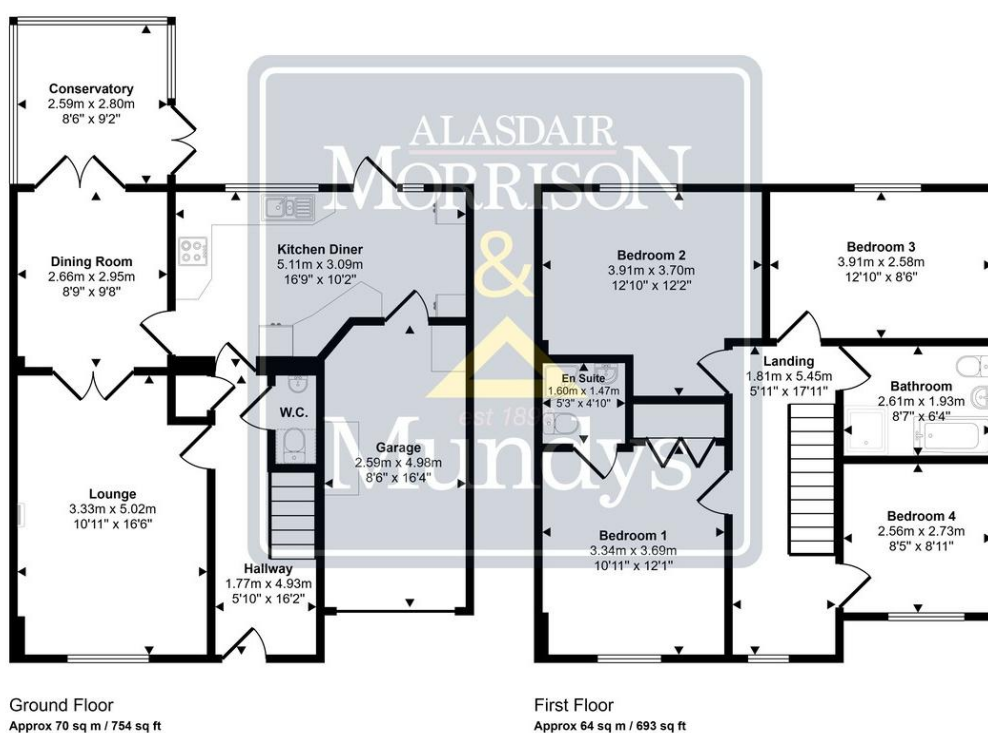
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Approx Gross Internal Area
134 sq m / 1446 sq ft



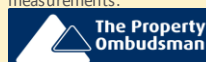
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