Grosvenor Road, Balderton, Newark

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OLIVER REILLY

Grosvenor Road, Balderton, Newark

Asking Price: £200,000

- STUNNING END TERRACE HOME
- TWO RECEPTION ROOMS
- STUNNING KITCHEN & BREAKFAST ROOM
- OFF-STREET PARKING FOR TWO VEHICLES
- SCOPE TO EXTEND (Subject To Planning Approvals)
- THREE BEDROOMS
- POPULAR LOCATION! CLOSE TO AMENITIES!
- MARVELLOUS MODERN GROUND FLOOR BATHROOM
- GENEROUS REAR GARDEN
- VIEWING ESSENTIAL! Tenure: Freehold. EPC 'D'

WOW! OH! WOW!... GET A LOAD OF GROSVENOR ROAD!

Take a look at this truly STUNNING END-TERRACE HOME, enjoying a pleasant position on a lovely residential street, close to a wide array of excellent local amenities, highly regarded schools and convenient transport links.

This extremely attractive contemporary residence oozes STYLE & SOPHISTICATION from the moment you step inside!

Boasting a deceptively spacious internal layout extending to almost 1,000 sq. ft., the impeccable design comprises: Entrance hall, contemporary ground-floor bathroom, lovely sitting room and a cosy lounge featuring an exposed fireplace with an inset log burner.

Leading through to a FABULOUS MODERN KITCHEN, beautifully complemented by an impressive roof lantern, flooding the space with natural light. The ground floor is further enhanced by a separate breakfast room/utility area, providing excellent additional versatility for modern family living.

The first floor provides THREE EXCELLENT-SIZED BEDROOMS, offering comfortable and versatile accommodation for families, couples or those looking for additional home-working space.

Externally, the property enjoys a SOUGHT-AFTER & PEACEFUL POSITION! A particular highlight is the RARE ADDITION OF A MULTI-CAR DRIVEWAY to the side aspect, providing generous off-road parking.

To the rear lies a WONDERFULLY WELL-APPOINTED GARDEN, a great family-sized space! Offering a fantastic outdoor space for relaxing and entertaining. The substantial plot also presents EXCELLENT POTENTIAL FOR AN EXTENSION, subject to the necessary planning permissions/ consents.

Further benefits of this BRIGHT & BEAUTIFUL HOME include uPVC double glazing throughout and gas-fired central heating via a combination boiler.

This really is ONE NOT TO BE MISSED!... Presenting an immaculate blend of contemporary style, generous accommodation and fantastic outdoor space, this exceptional home is sure to EXCEED EXPECTATIONS. Early Viewing is highly recommended!

ENTRANCE HALL: 4'1 x 3'10 (1.24m x 1.17m)

Accessed via a complementary grey composite entrance door. The inviting reception space provides wood-effect LVT flooring, high-level fitted cupboards house the electrical RCD consumer unit/electricity meter. A low-level storage cupboard provides shelving. Recessed ceiling spotlights. Oak internal doors give access into the sitting room and ground floor bathroom.

GROUND FLOOR BATHROOM: 11'6 x 5'4 (3.51m x 1.63m)

Of stylish modern design. Providing continuation of the wood-effect LVT flooring. A panelled bath with chrome mixer tap, mains shower facility, handheld shower-head and additional rainfall-effect shower head. Complementary two-tone ceramic wall tiling behind. Low-level W.C with integrated push-button flush, white ceramic wash hand basin with chrome mixer tap. Inset to a fitted floating vanity drawer storage unit with provision for an illuminated vanity mirror above. High-level chrome heated towel rail, recessed ceiling spotlights, extractor fan, double panel radiator and a high-level uPVC double glazed window to the side elevation.

SITTING ROOM: 12'6 x 11'1 (3.81m x 3.38m)

A lovely, versatile multi-purpose reception room. Providing carpeted flooring, a ceiling light fitting, double panel radiator, provision for a wall mounted electric feature fire and a uPVC double glazed window to the front elevation. An obscure central glass panelled oak internal door gives access into the lounge. Max measurements provided.

LOUNGE: 13'8 x 12'6 (4.17m x 3.81m)

A spacious yet cosy reception room. Providing carpeted flooring, a ceiling light fitting, double panel radiator, complementary central feature fireplace, housing an inset log burner with a raised tiled hearth and exposed brick hearth above. An oak internal door opens onto the carpeted stairs. Rising to the first floor. uPVC double glaze window to the rear elevation. An obscure central panelled oak internal door gives access into the fabulous contemporary kitchen. Max measurements provided.

CONTEMPORARY KITCHEN:
12'6 x 8'2 (3.81m x 2.49m)

This is the real WOW-FACTOR inside the lovely home. Of an excellent proportion. Showcasing Herringbone-style vinyl flooring. The STUNNING modern kitchen provides a wide range of white high-gloss base and drawer units with oak flat edge work surfaces over, up-stands and two black high-gloss wall units. Inset sink with mixer tap. Integrated electric oven with four ring induction hob over and orange glass splash-back behind. Integrated Slimline dishwasher. Provision for a freestanding fridge freezer. Access to the modern 'IDEAL' gas combination boiler. Stylish black vertical radiator, recessed ceiling spotlights and an eye-catching central roof lantern. Two uPVC double glazed windows to the side elevation. A uPVC double glazed side door opens into the breakfast room.

BREAKFAST ROOM/UTILITY:
12'7 x 6'9 (3.84m x 2.06m)

Of brick construction with a sloped poly-carbonate roof. The highly functional multi-purpose space provides tiled flooring. A fitted breakfast bar with under-counter plumbing/provision for a washing machine and freezer. There are a range of power sockets, a wall light fitting, uPVC double glazed windows to the side and rear elevation. A uPVC double glazed rear external door opens out to the well-appointed garden.

FIRST FLOOR LANDING:
4'3 x 2'7 (1.30m x 0.79m)

With carpeted flooring, ceiling light fitting, smoke alarm, loft hatch access point and an obscure uPVC double glazed window to the rear elevation. Access into all three bedrooms, via complementary oak internal doors.

MASTER BEDROOM:
14'2 x 9'6 (4.32m x 2.90m)

Spacious principle DOUBLE bedroom with carpeted flooring, recessed ceiling spotlights, a double panel radiator and a uPVC double glazed window to the front elevation.

BEDROOM TWO:
13'8 x 8'11 (4.17m x 2.72m)

A further DOUBLE bedroom, located at the rear of the house, providing carpeted flooring, recessed ceiling spotlights, a stylish vertical radiator and a uPVC double glazed window to the rear elevation, overlooking the large rear garden.

BEDROOM THREE:
11'2 x 6'9 (3.40m x 2.06m)

A lovely well-proportioned bedroom, providing carpeted flooring, a central ceiling light fitting, double panel radiator and a uPVC double glazed window to the front elevation.

EXTERNALLY:

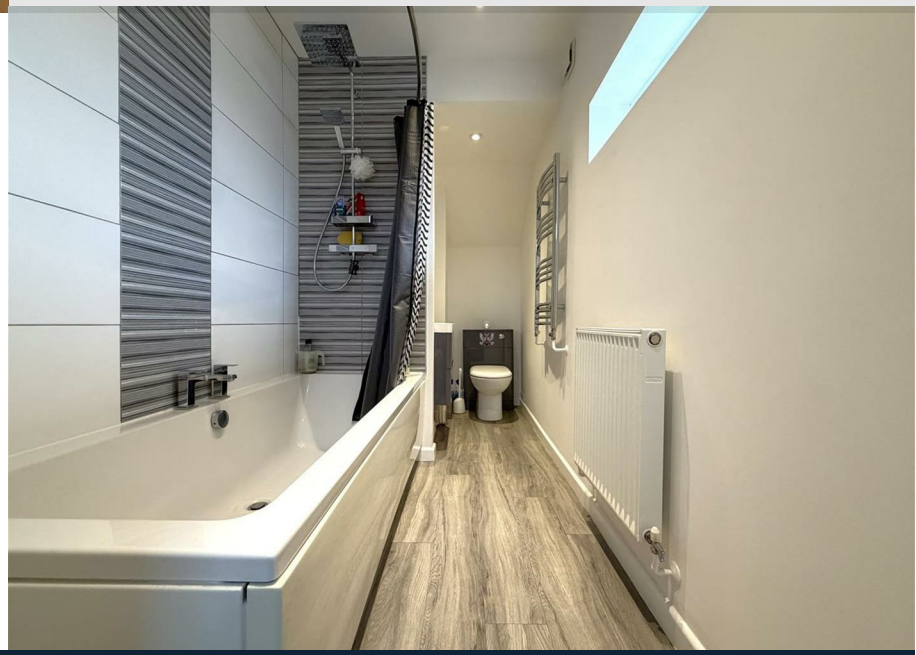
The property enjoys a delightful position on this popular residential street. on-hand to amenities, schools and main roads.

To the right-hand side, there is a concrete multi-car driveway, providing ample off-street parking, together with a fenced side boundary. A secure timber gate opens into the well-appointed and private rear garden. Predominantly laid to lawn, the garden also features a sizeable paved seating area, ideal for outdoor entertaining and relaxation. There is hardstanding/provision for a large garden shed, along with an outside tap and three external up/down lights.

The garden benefits from fenced side boundaries and a walled rear boundary, providing a good degree of privacy and great security.

Approximate Size: 935 Square Ft.

Measurements are approximate and for guidance only.



Services:
Mains water, drainage, and electricity are all connected. The property also provides gas central heating and uPVC double glazing throughout.
PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

Tenure: Freehold.
Sold with vacant possession on completion.

Local Authority:
Newark & Sherwood District Council.

Council Tax: Band 'A'

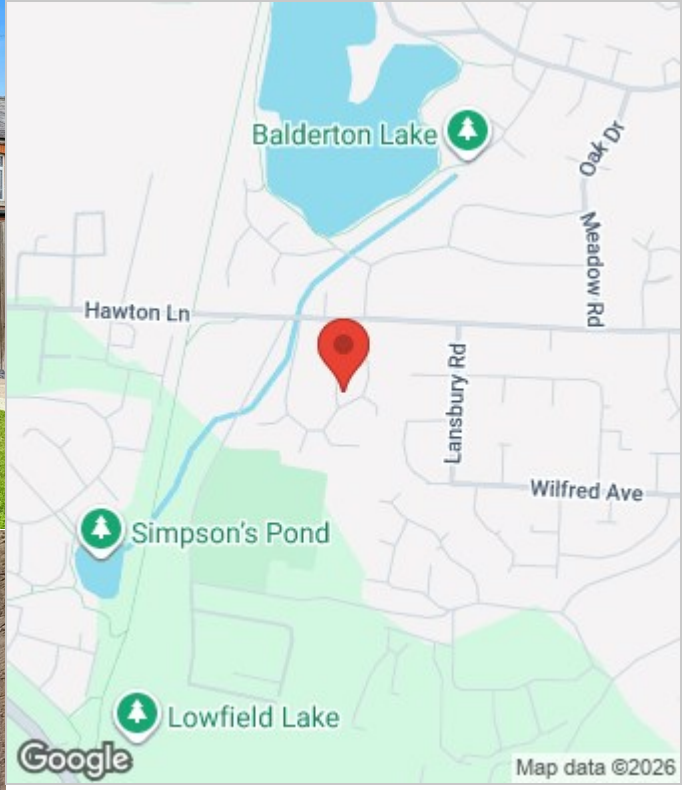
EPC: Energy Performance Rating: 'D' (61)
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Local Information & Amenities: Balderton
Balderton is situated on the outskirts of the Historic market Town of Newark-On-Trent, approximately 3 miles away, where you will find a wide selection of Independent retailers/high street shops, public houses, restaurants, and eye-catching sites to see including a wonderful Georgian market square. The Town also has two popular train stations (North Gate and Castle Station) that provide access to London Kings Cross, Lincoln, and Nottingham. Balderton itself has a host of excellent local amenities in the area, including an array of supermarkets (Lidl, Tesco Express and Sainsburys), a medical centre, pharmacy, takeaways, launderette, post office, two public houses and highly regarded primary and secondary schools. There is a regular bus service from Newark Town Centre and ease of access onto the A1 and A46 to Lincoln and Nottingham.

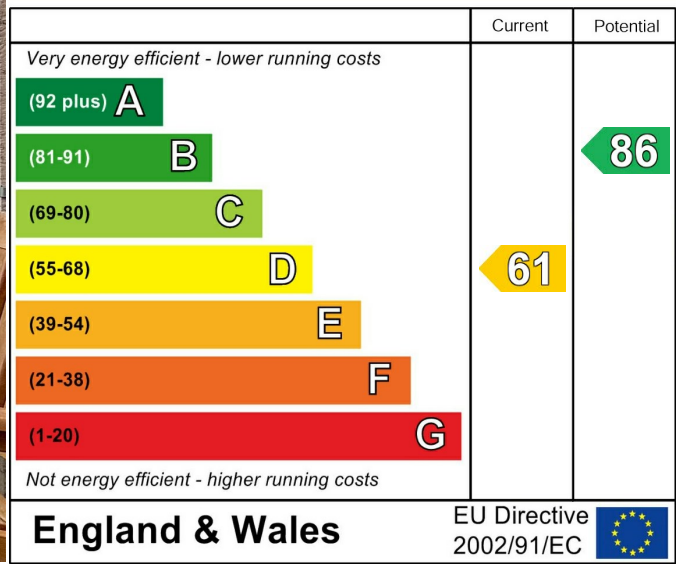
Viewing Arrangements:
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property.



Energy Efficiency Rating



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