



Howards Gardens, Balderton, Newark

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OLIVER REILLY



Howards Gardens, Balderton, Newark

Guide Price £240,000 - £250,000

- LOVELY DETACHED HOME
 - CONVENIENT CUL-DE-SAC POSITION
 - GF W.C. FIRST FLOOR BATHROOM & EN-SUITE
 - DELIGHTFUL & ENCLOSED REAR GARDEN
 - BRAND NEW GAS COMBINATION BOILER!
 - THREE BEDROOMS
 - TWO RECEPTION ROOMS & CONSERVATORY
 - SUPERBLY STYLISH MODERN KITCHEN
 - INTEGRAL SINGLE GARAGE & DRIVEWAY
 - EXCELLENT CONDITION THROUGHOUT!
- Tenure: Freehold. EPC 'C'

Guide Price: £240,000-£250,000. A LIGHT-FILLED FAMILY HOME WITH STYLE AND SPACE..!!
Set your sights and settle down at Howards Gardens. A truly lovely residential cul-de-sac. closely situated to a vast array of local amenities, popular schools and great transport links. Boasting ease of access onto the A1, A46 and to Newark Town Centre.

We are proud to represent this IMPECCABLY PRESENTED family-sized residence. Occupying an enviable position with an unspoiled rear outlook.
If you're searching for the perfect place to MOVE ON IN... Look no further! This exceptionally well-maintained residence promises a sizeable and FREE-FLOWING internal layout comprising: Entrance hall, ground floor W.C, a spacious lounge, a SUPERBLY STYLISH KITCHEN with open archway through to a separate dining room and a conservatory.

The first floor landing hosts a modern family bathroom and THREE WELL-APPOINTED BEDROOMS. The master bedroom is enhanced by EXTENSIVE FITTED WARDROBES and an EN-SUITE SHOWER ROOM.

Externally, the complementary and fully enclosed rear garden is a wonderful external escape, with a paved seating area, directly from the conservatory. The front aspect promotes a driveway and access into an INTEGRAL SINGLE GARAGE. Equipped with power, lighting and great scope to be adapted into additional living space. Subject to relevant approvals.

Additional benefits include uPVC double glazing, gas central heating, via a BRAND NEW COMBINATION BOILER, with a 5 year warranty and a functional alarm system.

MAKE YOUR MOVE... Internal viewings are HIGHLY RECOMMENDED in order to fully appreciate the position and condition of this MODERN-DAY MASTERPIECE!



ENTRANCE HALL:	4'2 x 3'4 (1.27m x 1.02m)
GROUND FLOOR W.C:	3'9 x 3'4 (1.14m x 1.02m)
LOUNGE:	15'3 x 10'9 (4.65m x 3.28m)
STYLISH MODERN KITCHEN:	11'4 x 10'7 (3.45m x 3.23m)
DINING ROOM:	8'1 x 7'5 (2.46m x 2.26m)
CONSERVATORY:	9'8 x 9'5 (2.95m x 2.87m)
FIRST FLOOR LANDING:	10'2 x 4'8 (3.10m x 1.42m)
Max measurements provided.	
MASTER BEDROOM:	12'7 x 8'7 (3.84m x 2.62m)
With fitted wardrobes.	
EN-SUITE SHOWER ROOM:	7'8 x 4'7 (2.34m x 1.40m)
Max measurements provided.	
BEDROOM TWO:	10'10 x 9'6 (3.30m x 2.90m)
BEDROM THREE:	10'9 x 6'7 (3.28m x 2.01m)
Max measurements provided.	
FAMILY BATHROOM:	9'2 x 6'3 (2.79m x 1.91m)
INTEGRAL SINGLE GARAGE:	17'4 x 7'10 (5.28m x 2.39m)
Accessed via a manual up/ over garage door. Equipped with power and lighting. Access to the electrical RCD consumer unit. An obscure wooden right sided personal door opens onto a side pathway, which links to the front and rear of the property. There is great scope for the garage to be converted into additional living accommodation. Subject to relevant approvals.	





EXTERNALLY:
The property promotes an excellent position at the head of a quiet yet convenient residential cul-de-sac. The front aspect provides dropped kerb vehicular access onto a tarmac driveway, up to the integral single garage with external security light. A paved pathway leads to the entrance door. The lovely low-maintenance front garden is gravelled, with a range of established bushes and shrubs. The right side aspect provides a paved pathway, with a side personal door into the garage. The pathway continues to a secure wooden personal gate, leading through to the BEAUTIFULLY LANDSCAPED rear garden. Predominantly laid to lawn. Hosting a range of complementary planted borders. There is a garden shed, a paved patio directly from the uPVC double glazed side door in the conservatory, an outside tap, external wall light and security light. Fully fenced side and rear boundaries. Benefiting from an unspoiled rear outlook over a local school playing field.

Approximate Size: 1,070 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 via a BRAND NEW COMBINATION BOILER 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 'C'

EPC: Energy Performance Rating: 'C' (69)
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, from 1st April 2018 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. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.





GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	