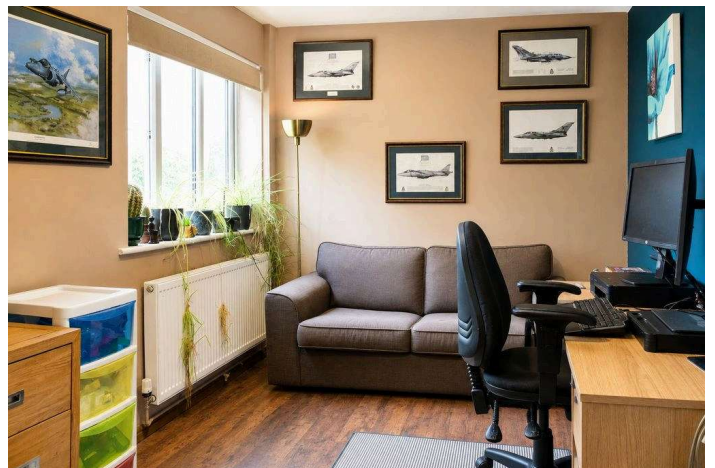
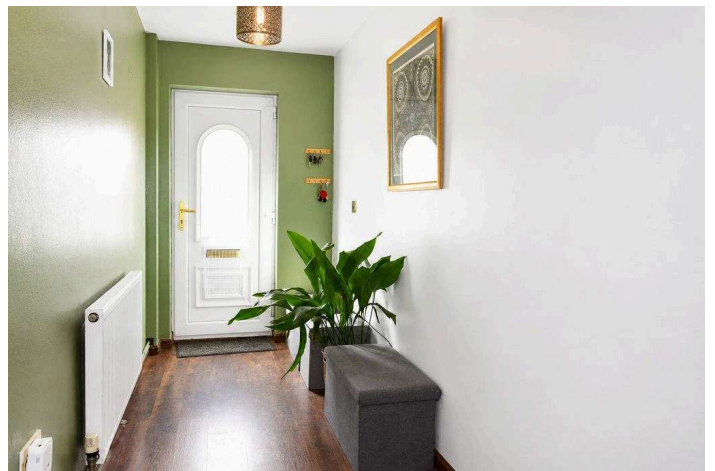


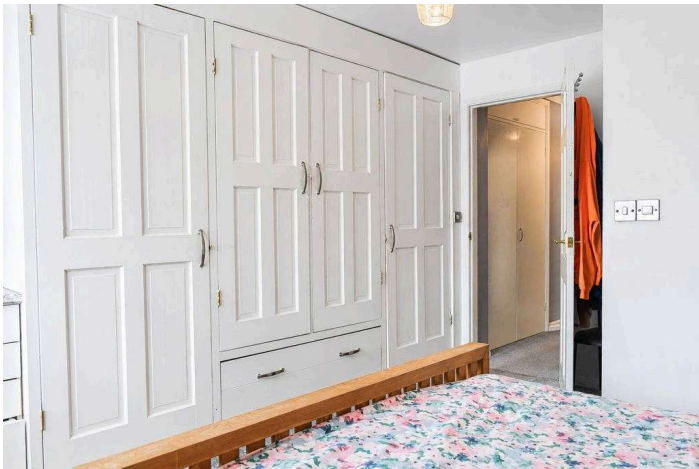
Wolfit Avenue, Balderton NG24 3PH



A well presented four bedroom semi detached home situated in a popular residential location. In addition to the four double bedrooms, there is a spacious lounge, an excellent breakfast kitchen, study, ground floor shower room, first floor bathroom and en-suite WC to the master. There is off road parking and an enclosed rear garden. The property is double glazed and has gas central heating. Early viewing is essential to appreciate the size of this family home.

£240,000







Situation and Amenities

Balderton is located approximately three miles to the south of the market town of Newark on Trent. Local amenities include a post office, pharmacy, supermarkets including Lidl, Tesco and Sainsburys, a Health Centre, well respected schools and regular bus services to Newark town centre. Newark has excellent shopping facilities including major retail chains, Marks & Spencer food 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:

Reception Hallway

The spacious reception hallway has wood laminate flooring, two ceiling light points and a radiator. The hallway provides access to the ground floor shower room, study, breakfast kitchen and the lounge. From the hallway the staircase rises to the first floor.

Study/Sitting Room 13' 3" x 7' 7" (4.04m x 2.31m)

This reception room is currently utilised as a study/home office but would serve equally well as a sitting room. The room has a window to the side elevation, the same flooring that flows through from the hallway, a ceiling light point and a radiator.

Ground Floor Shower Room

This room is fitted with a walk-in shower cubicle with electric shower and curved shower screen, a WC and wash hand basin. The shower room is complemented with ceramic tiling to the walls and recessed ceiling spotlights. There is also an extractor fan and a heated towel rail.

Lounge 18' 5" x 10' 3" (5.61m x 3.12m)

This excellent sized and well proportioned reception room has dual aspect windows to the front and rear elevations making it particularly bright and airy. The focal point of the lounge is the chimney breast with contemporary electric fire inset. The room has cornice to the ceiling, two ceiling light points and a radiator.

Breakfast Kitchen 14' 3" x 11' 6" (4.34m x 3.50m) (at widest points)

This fabulous breakfast kitchen has a large picture window to the rear overlooking the garden, and a half glazed door providing access out to the side of the property. Accessed from the kitchen and sited below the staircase is a large and useful storage cupboard. Situated adjacent to the side door is a further large storage cupboard. The kitchen itself is fitted with an excellent range of base and wall units, with roll top work surfaces and tiled splash backs. There is a one and a half bowl stainless steel sink, and integrated appliances include a double oven with ceramic hob and extractor hood above, and a dishwasher. In addition there is space and plumbing for a washing machine, and further space for both a larger fridge and freezer. The breakfast kitchen

is of sufficient size to comfortably accommodate a dining table, and has tile effect laminate flooring, a ceiling light point and a radiator.

First Floor Landing

The staircase rises from the reception hallway to the first floor landing which has doors into all four bedrooms and the family bathroom. Situated off the landing is a storage cupboard which also houses the central heating boiler. The landing has a fitted double wardrobe and a ceiling light point.

Bedroom One 13' 7" x 12' 10" (4.14m x 3.91m) (at widest points)

An excellent sized double bedroom with a window to the front elevation. This bedroom has a comprehensive suite of fitted wardrobes and chests of drawers, a ceiling light point and a radiator. A door leads into the en-suite WC.

En-suite WC

The en-suite comprises a vanity unit with wash hand basin inset and storage beneath, and a WC. The room has recessed ceiling spotlights and an extractor fan.

Bedroom Two 12' 4" x 8' 4" (3.76m x 2.54m) (excluding wardrobes)

A further good sized double bedroom having a window to the front elevation, a comprehensive suite of fitted wardrobes, a ceiling light point and a radiator.

Bedroom Three 8' 11" x 7' 11" (2.72m x 2.41m)

A double bedroom with a window to the rear elevation, a useful fitted storage cupboard, a ceiling light point and a radiator.

Bedroom Four 9' 2" x 7' 5" (2.79m x 2.26m)

Bedroom four is also a double and has a window to the side elevation, a ceiling light point and a radiator.

Family Bathroom

The 'L' shaped bathroom has two windows 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 mermaid board and recessed ceiling spotlights. In addition there is an extractor fan and a heated towel rail.

Outside

To the front of the property is the driveway which provides off road parking for numerous vehicles and in turn leads down the side of the property where there is gated access into the rear garden.

Rear Garden

The rear garden is fully enclosed and laid primarily to lawn. There is a large porcelain tiled patio area which provides an ideal outdoor seating and entertaining space. Adjacent to this is a pre-cast storage shed (10'3" x 7'10").

Council Tax

The property is currently in 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

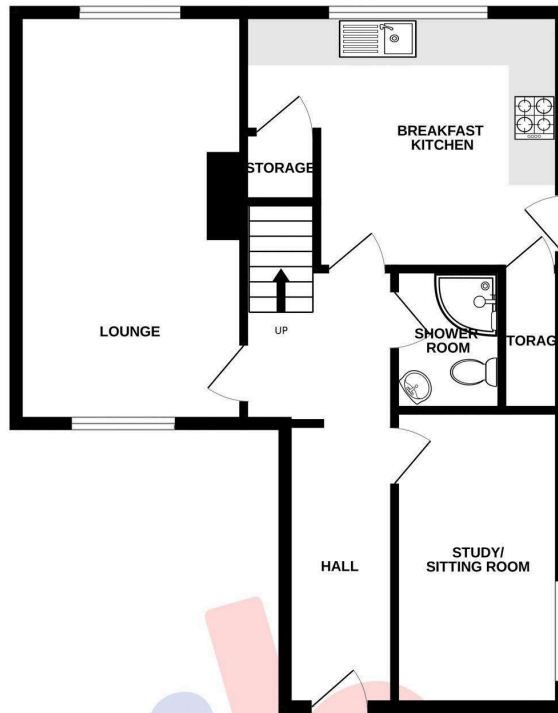
Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

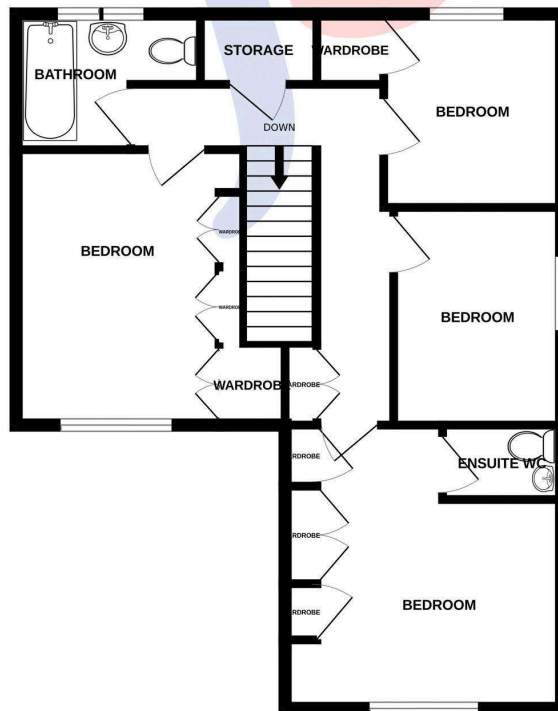
Vacant possession will be given upon completion. The tenure of the property is Freehold.

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 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. 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. 00007835 20 August 2026

GROUND FLOOR
600 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 1206 sq.ft. (112.0 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.
Made with Metropix ©2026