20a Bullpit Road, Balderton, Newark, NG24 3PT

Open To Offers £330,000

Tel: 01636 611 811

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

AMAZING VALUE NOT TO BE MISSED
Chalet Bungalow • Four Bedrooms
Double Garage • Large Private Plot
Gas Central Heating • UPVC Double Glazing
Bathroom & En Suite

A three to four bedroom detached chalet bungalow occupying an impressive private plot extending to approximately one third of an acre or thereabouts, situated within the ever-popular village of Balderton on the southern edge of Newark.

The property has been extended over the years to provide spacious and versatile living accommodation, ideal for both family living and those seeking flexible bedroom space on the ground floor. The accommodation benefits from UPVC double glazing and a gas-fired central heating system.

The internal accommodation briefly comprises a welcoming entrance leading through to a spacious 20' lounge, together with a well-appointed kitchen. The ground floor also offers the flexibility of two bedrooms along with a further room which can be utilised as a fourth bedroom or dining room, served by a family bathroom. To the first floor there is an impressive and particularly spacious principal bedroom enjoying a large picture window overlooking the rear garden, together with an en suite bathroom fitted in 2008.

Outside, the property occupies a generous and private 0.23 acre plot with gardens to both the front and rear. The gardens provide a pleasant and secluded setting and offer excellent outdoor space. A gated driveway provides off-road parking for several vehicles and leads to a detached double garage.

The property also benefits from a gas-fired central heating boiler installed in 2008. Early viewing is strongly recommended in order to appreciate both the space and setting on offer.

Balderton is one of Newark's most popular and well-established villages, positioned just to the south of the town and offering an excellent range of everyday amenities within easy reach. The village has grown over the years while retaining a strong sense of community and remains particularly popular with families and commuters alike.

The village provides a wide variety of amenities including local shops, supermarkets, cafes and public houses, together with a medical centre and leisure facilities. Education is well catered for with the highly regarded Chuter Ede Primary School and The Newark Academy both located within the village.

Balderton also benefits from excellent transport connections. Newark town centre lies only a short distance away, offering a wider range of shops, restaurants and leisure facilities, together with two railway stations. Newark Northgate provides direct rail services to London King's Cross in approximately 75 minutes, making the area highly attractive for commuters. The village also offers convenient access to the A1 and A46, providing straightforward road links to Nottingham, Lincoln and beyond.

Combining village convenience with easy access to Newark's historic market town centre and superb transport connections, Balderton continues to be one of the most sought-after residential locations in the area.

The property is constructed of brick elevations beneath a tiled roof and the accommodation is more fully described as follows:

GROUND FLOOR

LOUNGE
19'8 x 14'6 (5.99m x 4.42m)

A dual aspect room with front facing uPVC double glazed French doors leading to the secluded front garden. There is a uPVC double glazed window to the side, singe panelled radiator, double panelled radiator and television point. Marble fireplace and hearth with wooden fire surround housing a Living Flame gas fire.

DINING ROOM/BEDROOM FOUR
16'1 x 10'5 (4.90m x 3.18m)

A versatile room which could be used as a further sitting room, dining room or bedroom. Laminate floor covering, uPVC double glazed window to rear elevation and coved ceiling and radiator.

DINING KITCHEN
13'7 x 10'3 (4.14m x 3.12m)

Ceramic tile floor, double panelled radiator, uPVC double glazed window to the rear and rear entrance door. Space for a dining table. Range of painted kitchen units comprise base cupboards and drawers, working surfaces over with inset ceramic one and a half bowl sink and drainer with mixer tap, tiling to splashbacks and wall mounted cupboards. Integral Bosch appliances include gas hob with extractor over and electric double oven. There is plumbing and space for an automatic washing machine.

HALL
13'7 x 5'1 (4.14m x 1.55m)
(plus 4'10 x 2'7)

There is a staircase leading to the first floor with cupboard under and wood effect laminate floor.

BEDROOM TWO
12' x 10' (3.66m x 3.05m)

UPVC double glazed window to the front elevation overlooking the secluded garden. Radiator and built in triple wardrobe with sliding doors.

BEDROOM THREE
11'8 x 9'11 (3.56m x 3.02m)

UPVC double glazed windows to the rear and side elevations. Radiator and wall mounted electric consumer unit.

BATHROOM
7'10 x 7'8 (2.39m x 2.34m)

White suite including panelled bath, low suite WC and wash hand basin set on a counter top with vanity cupboards under. There are two wall mounted vanity cupboards and mirror as well as a tiled shower cubicle with screen door and wall mounted shower. Fully tiled walls, radiator and uPVC double glazed window to the front.

FIRST FLOOR

LANDING
Wood framed double glazed window.

STORE ROOM
9'3 x 6'4 (2.82m x 1.93m)
Glow-Worm 30CXI gas fired combination boiler, door giving access to the eves, storage area.

BEDROOM ONE
15'1 x 10'5 (4.60m x 3.18m)
(plus 6'4 x 4'6)

UPVC double glazed picture window to the front elevation overlooking the secluded garden. Two double powered radiators, LED downlights.

EN-SUITE BATHROOM

8' x 7'9 (2.44m x 2.36m)

With white suite comprising heritage bath, low suite WC and pedestal wash hand basin. Shower enclosure with tiled walls, wall mounted shower and glass screen doors. LED downlights, part tiled walls, stainless steel heated towel radiator and uPVC double glazed window to the front.

OUTSIDE

The property stands on a generous sized and secluded 0.23 acre plot. Approached through double wrought iron entrance gates along it's own private driveway to a car standing area with off road accommodation for approximately four vehicles. There is a brick built double garage under a flat roof with two up and over doors. To the rear of the property there are paved pathways and a patio terrace. There is a gravelled area and lawned garden extending to the rear boundary planted with fruit trees and shrubs. To the rear of the plot there is a greenhouse and a timber garden shed.

A side gate and path lead to the enclosed and secluded garden at the front of the house. This mature garden is planted with a variety of trees and shrubs, has attractive flower borders and is well screened by hedgerows and conifers to the boundaries. The majority of the garden is laid to lawn with a paved patio area in front of the house.

This is a delightful, private and secure garden, ideal for children and an excellent plot for the keen gardener.

TENURE
The property is freehold.

SERVICES
Mains water, electricity, gas and drainage are all connected to the property.

POSSESSION
Vacant possession will be given on completion.

VIEWING
Strictly by appointment with the selling agents.

MORTGAGE
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

COUNCIL TAX
The property comes under Newark and Sherwood District Council Tax Band C.

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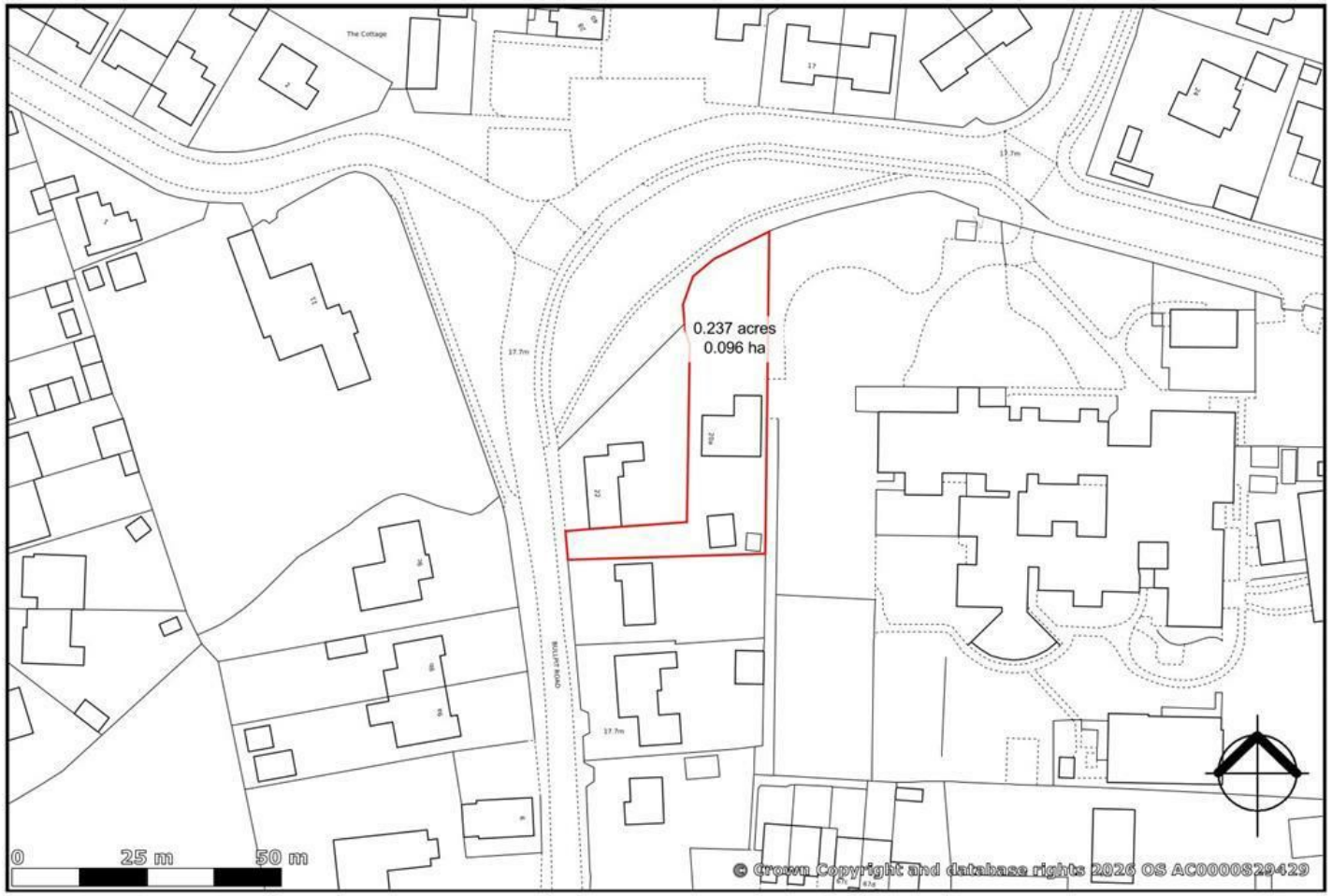

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Plotted Scale - 1:1,250

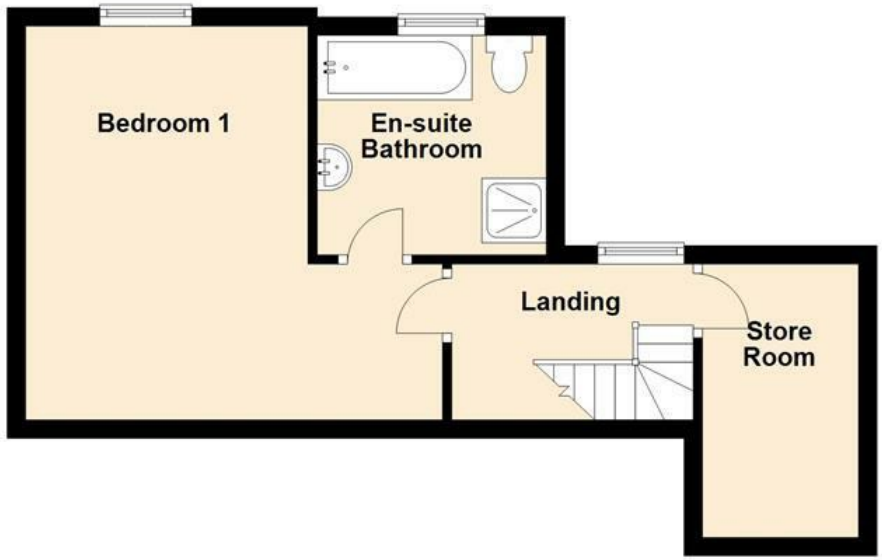
This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract

Ground Floor

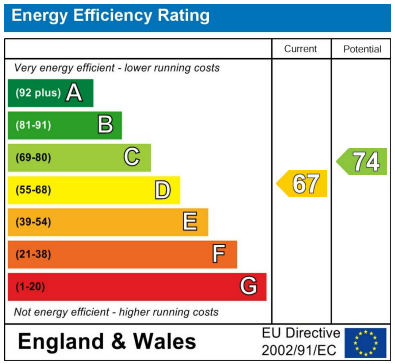
Approx. 95.4 sq. metres (1027.3 sq. feet)

First Floor

Approx. 31.8 sq. metres (342.4 sq. feet)



Total area: approx. 127.3 sq. metres (1369.8 sq. feet)



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RICS
The Property Ombudsman

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