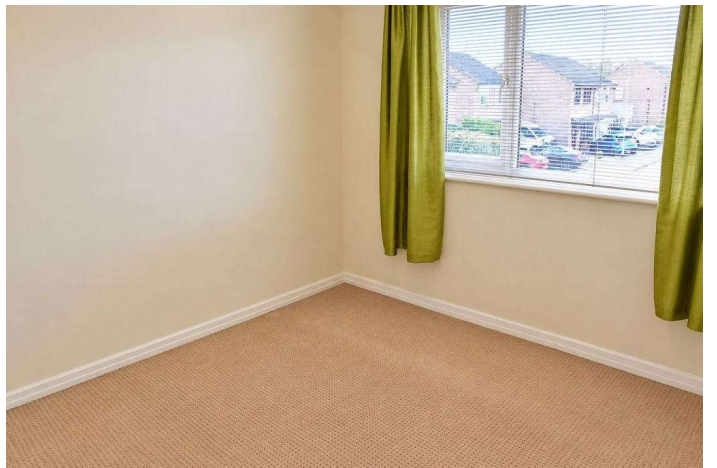


Broome Close, Balderton NG24 3DE



GUIDE PRICE £210,000 to £220,000. A well presented three bedroom detached family home located in a popular residential area. In addition to the three bedrooms, there is a **LARGE LIVING/DINING ROOM**, kitchen and first floor bathroom. There are well maintained gardens to the front and rear, off street parking for several vehicles and a detached garage. The property is double glazed and has gas central heating. **Available for purchase with NO CHAIN.**

Guide Price £210,000 to £220,000





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:

Entrance Hallway

The entrance hallway has the staircase leading to the first floor and a door providing access into the living/dining room. The hallway has laminate flooring, a ceiling light point and a radiator.

Living/Dining Room 23' 0" x 12' 3" (7.02m x 3.74m) (at widest points)

A superb sized reception room with a bay window to the front elevation and French doors to the rear leading out into the garden. The living/dining room has two ceiling light points and two radiators. From here a door leads into the kitchen.

Kitchen 10' 2" x 7' 1" (3.10m x 2.17m)

The kitchen has a window to the rear elevation overlooking the garden, and a glazed door leading out to the side of the property. Fitted with a range of wooden wall and base units with roll top work surfaces. There is a one and a half bowl stainless steel sink, space for a free standing cooker, space for a fridge, and space and plumbing for a washing machine. Also within the kitchen is an under-stairs storage cupboard, a radiator and a ceiling light point.

First Floor Landing

The staircase rises from the entrance hallway to the first floor landing which has a window to the side aspect and doors into the three bedrooms and the bathroom. The landing has a ceiling light point and a cupboard housing the central heating boiler. Access to the loft space is obtained from the landing.

Bedroom One 11' 6" x 8' 9" (3.50m x 2.66m)

A double bedroom with a window to the rear elevation, built-in wardrobes, a ceiling light point and a radiator.

Bedroom Two 11' 7" x 8' 9" (3.53m x 2.66m)

A further double bedroom having a window to the front elevation, built-in wardrobes, a ceiling light point and a radiator.

Bedroom Three/Study 6' 7" x 6' 7" (2.0m x 2.0m)

Bedroom three has a window to the front elevation, a ceiling light point and a radiator.

Bathroom 6' 8" x 4' 11" (2.02m x 1.5m)

The bathroom has an opaque window to the rear elevation and is fitted with a suite comprising a bath with electric shower over, wash hand basin and WC. The bathroom has part tiling to the walls, vinyl flooring, a ceiling light point, a heated towel rail and a mirrored storage unit.

Outside

To the front of the property is a low maintenance gravelled garden area with block paved borders. The tarmac driveway provides off road parking for several vehicles and in turn leads to the detached garage.

Detached Garage 16' 1" x 7' 6" (4.89m x 2.29m)

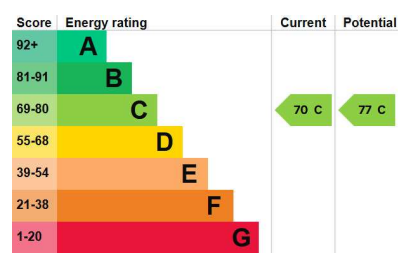
The garage has an up and over door to the front, a personnel door to the side, and is equipped with both power and lighting.

Rear Garden

The rear garden is also low maintenance and has been well designed. There are two feature patio areas, one with a pergola, ideal for outdoor seating and entertaining. There is a personnel door to the side leading into the garage, an outside tap and a water butt.

Council Tax

The property is in Band B.



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.

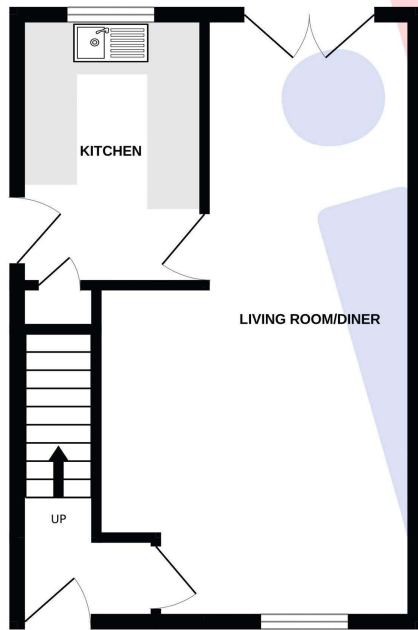
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

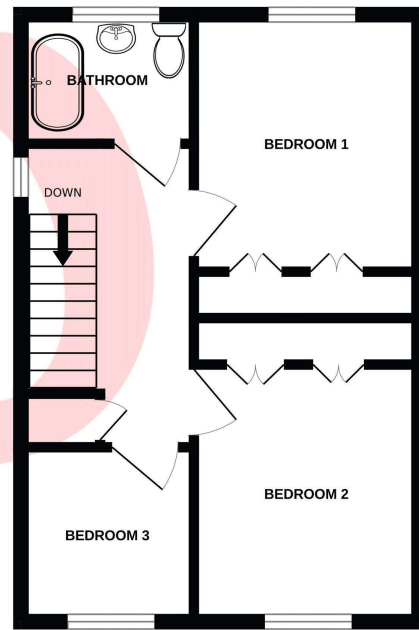
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. 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. 00007766 12 October 2026



GROUND FLOOR
346 sq.ft. (32.2 sq.m.) approx.



1ST FLOOR
346 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 693 sq.ft. (64.4 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.
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