



Birch Road, Balderton



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Guide Price £225,000 to £235,000



Key Features

- Extended Semi Detached Home
- Three Bedrooms
- Ensuite Shower Room & Bathroom
- Lounge & Conservatory
- Quality Dining Kitchen
- Enclosed Rear Garden
- Off Street Parking
- Council Tax Band: B
- EPC Rating: C
- Tenure: Freehold





Pleasantly situated within a quiet cul-de-sac in the Lakeside area of Balderton, this EXTENDED semi-detached home represents a brilliant family home with immaculate accommodation throughout and is a home ready to move straight into.

The property's accommodation comprises to the ground floor: entrance hall with understairs storage cupboard, inner hallway with stairs to the first floor, French doors to the rear garden and range of storage facilities, spacious lounge with feature bow window, stylish dining kitchen with a variety of appliances to include an induction hob, electric oven microwave, and a set of doors opening through to the conservatory. The first floor has a welcoming L-shaped landing space with access to a quality family bathroom suite and three bedrooms, with the main bedroom enjoying an equally quality ensuite shower room.

Outside, the property is approached with a tarmac and gravelled driveway providing off street parking for at least two vehicles. The rear garden benefits from a lovely degree of privacy and is predominantly laid to lawn with a raised gravelled entertaining area. Other features of this home include gas central heating and UPVC double glazing.

An Interactive Property Report for this property can be viewed via the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes FURTHER MATERIAL INFORMATION, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

Balderton

Balderton is situated on the edge of Newark to the southeast. It has a wealth of amenities including 2 primary schools and a secondary school, shops, Sainsburys and Lidl supermarkets, Post Office, various public houses and takeaways, a Doctors/Medical centre, vets and a regular bus service into Newark town centre.

ACCOMMODATION - Rooms & Measurements

Entrance Hall 4'4" x 3'9" (1.3m x 1.1m)

Inner Hallway 8'9" x 6'8" (2.7m x 2m)
maximum measurements

Lounge 14'8" x 12'8" (4.5m x 3.9m)
maximum measurements

Dining Kitchen 12'7" x 12'6" (3.8m x 3.8m)
maximum measurements

Conservatory 8'1" x 7'11" (2.5m x 2.4m)
maximum measurements

First Floor Landing

Bedroom One 12'8" x 8'7" (3.9m x 2.6m)

Ensuite Shower Room 9'4" x 3'9" (2.8m x 1.1m)

Bedroom Two 12'8" x 8'3" (3.9m x 2.5m)

Bedroom Three 9'10" x 7'7" (3m x 2.3m)

maximum measurements

Bathroom 9'4" x 4'9" (2.8m x 1.4m)

Services

Mains gas, electricity, water and drainage are connected.

Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.

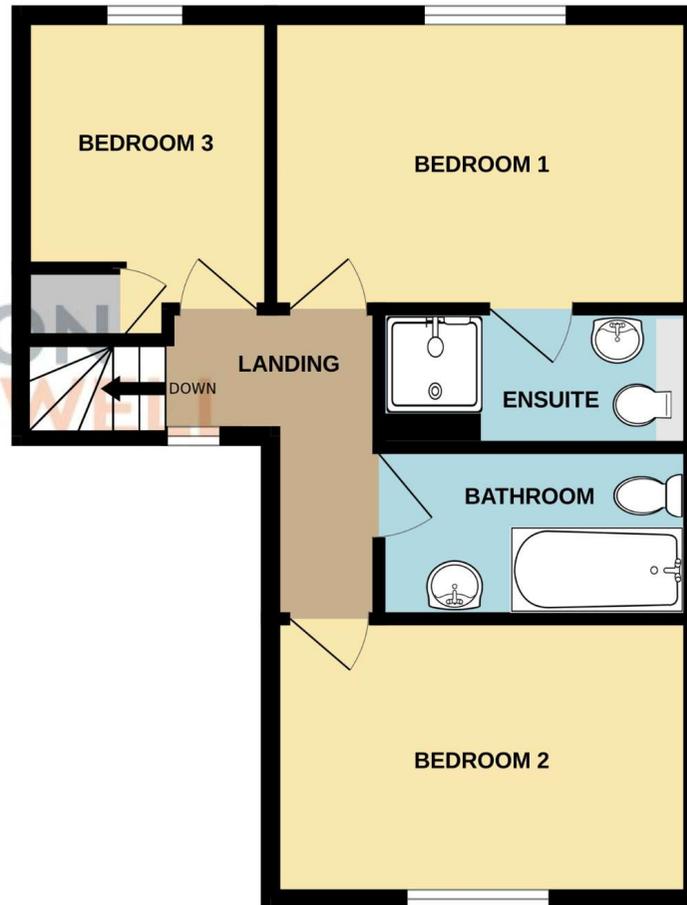
Referrals

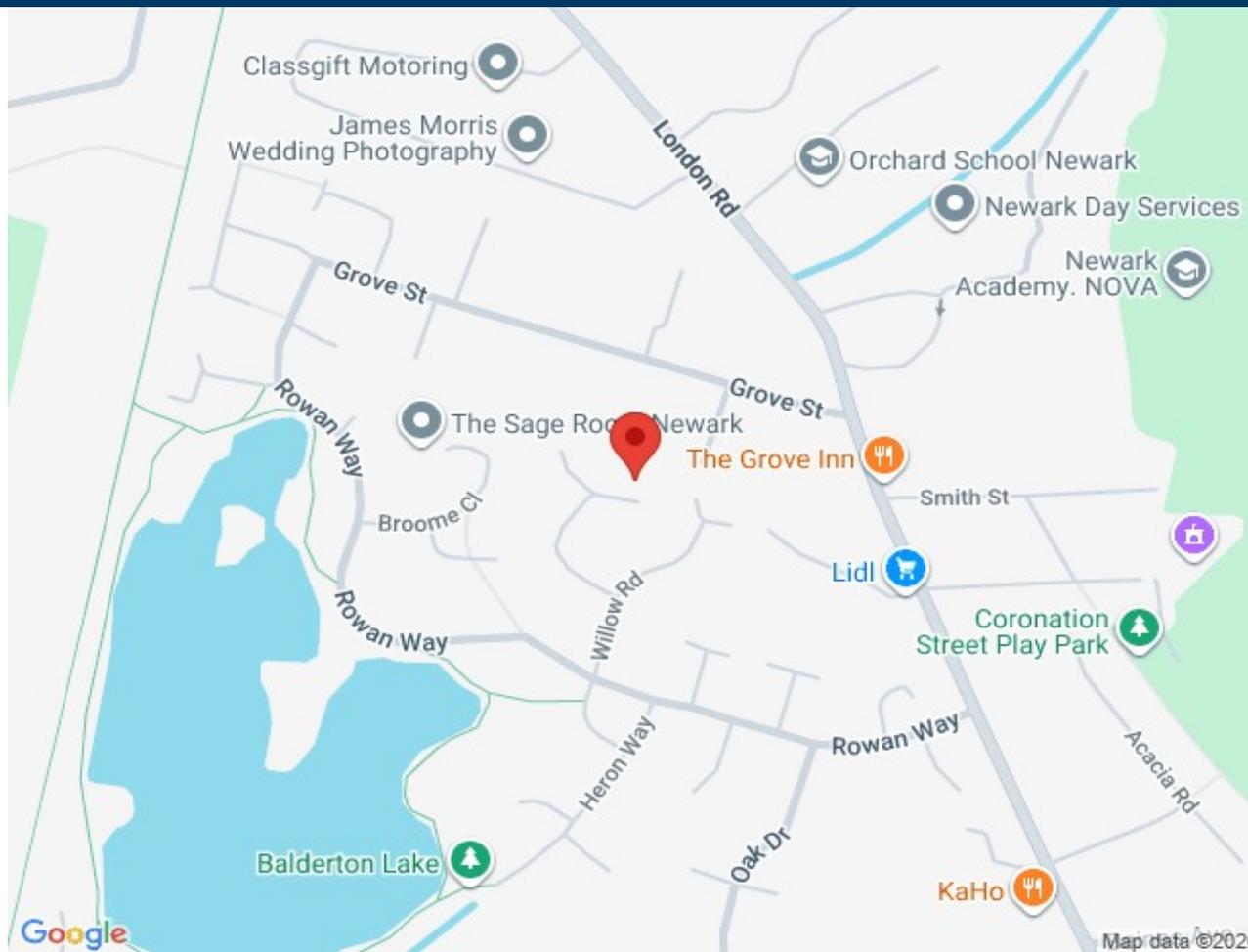
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GROUND FLOOR

1ST FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

