

Derwent Court, Balderton NG24 3NF



OFFERS OVER £200,000. An excellent three bedroom semi detached family home situated in a quiet cul-de-sac in this popular residential location. In addition to the three bedrooms, the property has two good sized reception rooms, a fitted kitchen and first floor bathroom. In addition, there is off road parking and gardens to the front and rear. Early viewing is very strongly recommended.

Offers Over £200,000





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. The location is in close proximity of Route 64 of the National Cycle Network which runs from Market Harborough to Lincoln. Newark has excellent shopping facilities including major retail chains, Marks & Spencer 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 rising to the first floor and beneath this is a useful storage cupboard. The hallway provides access to the lounge and kitchen, and has cornice to the ceiling, recessed ceiling spotlights and an electric panel radiator.

Lounge 12' 6" x 11' 11" (3.81m x 3.63m)

This nicely proportioned reception room has a window to the front elevation. The focal point of the lounge is the contemporary fireplace with electric fire inset. The room also has cornice to the ceiling, recessed ceiling spotlights and an electric panel radiator.

Kitchen 10' 9" x 8' 9" (3.27m x 2.66m)

The kitchen has a window to the rear elevation and a half glazed door leading out into the garden. 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 an integrated oven with ceramic hob and extractor hood above. In addition there is space and plumbing for a washing machine, and further spaces for a larder fridge and vertical fridge/freezer. The kitchen has a ceramic tiled floor, cornice to the ceiling and recessed ceiling spotlights. From here a door opening leads through to the dining room.

Dining Room 10' 10" x 8' 6" (3.30m x 2.59m)

A nicely proportioned reception room with French doors providing access out to the garden. The dining room has cornice to the ceiling, dado rail, a ceiling light point and an electric panel radiator.

First Floor Landing

The staircase rises from the entrance hallway to the first floor landing which has doors into the three bedrooms and the bathroom. The landing has cornice to the ceiling and recessed ceiling spotlights. The airing cupboard and access to the loft space are located on the landing.

Bedroom One 11' 7" x 9' 8" (3.53m x 2.94m) (plus door recess)

A good sized double bedroom with a window to the front elevation. The bedroom has a fitted wardrobe with sliding mirror doors, cornice to the ceiling, recessed ceiling spotlights and an electric panel radiator.

Bedroom Two 9' 10" x 9' 5" (2.99m x 2.87m) (plus door recess)

A further double bedroom with a window to the rear elevation, a fitted wardrobe, cornice to the ceiling, recessed ceiling spotlights, a dado rail and an electric panel radiator.

Bedroom Three 8' 2" x 7' 11" (2.49m x 2.41m)

A good sized third bedroom with a window to the front elevation, wood laminate flooring, cornice to the ceiling, a recessed ceiling spotlight and an electric panel radiator.

Bathroom 7' 11" x 5' 5" (2.41m x 1.65m)

The bathroom has two opaque windows to the rear elevation and is fitted with a coloured suite comprising bath with electric shower above, pedestal wash hand basin and WC. The bathroom is complemented with ceramic tiling to the walls. In addition there is cornice to the ceiling, recessed ceiling spotlights and an electric towel rail.

Outside

To the front of the property is a lawned garden, adjacent to which is the driveway providing off road parking and continues down the side to the rear garden.

Rear Garden

The rear garden is fully enclosed and landscaped for ease of maintenance. The garden comprises a shaped artificial lawn and two distinctive patio areas which are ideal for outdoor seating and entertaining.

Precast Shed 13' 6" x 9' 7" (4.11m x 2.92m)

The large precast shed located at the foot of the garden is included within the sale, and is equipped with both power and lighting. The shed has a high level window, and a door into the garden.

Services

The property is double glazed, has electric heating and leased solar panels.

Council Tax

The property is in Band B.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

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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

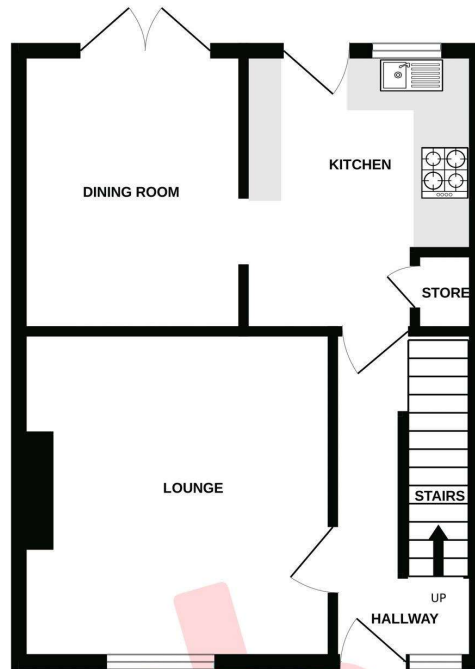
Vacant possession will be given upon completion. The tenure of the property is Freehold.

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.

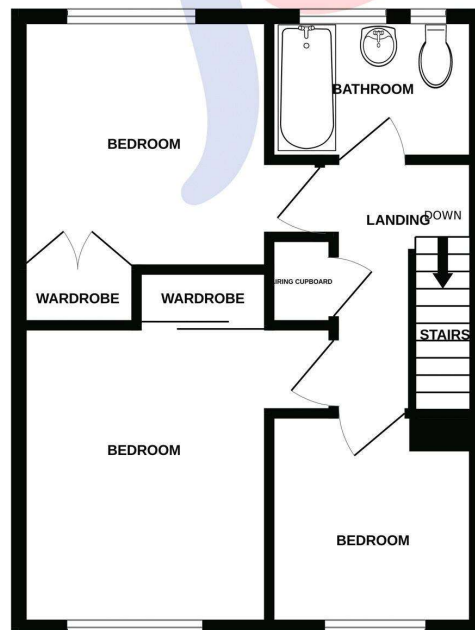
Services/Referral Fees

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. 00007161 04 September 2026

GROUND FLOOR
399 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 799 sq.ft. (74.2 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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