



Heron Way, Balderton, Newark

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OLIVER REILLY



# Heron Way, Balderton, Newark

Guide Price £180,000 - £190,000

- SUBLIME SEMI-DETACHED HOME
- WONDERFUL LAKESIDE LOCATION
- SUPERB MODERN DINING KITCHEN
- CARPORT & GENEROUS MULTI-VEHICLE DRIVEWAY
- EASE OF ACCESS TO MAIN ROADS & AMENITIES
- TWO BEDROOMS
- SIZEABLE BAY-FRONTED LIVING ROOM & CONSERVATORY
- FABULOUS FIRST FLOOR SHOWER ROOM
- IMPRESSIVE & PRIVATE LANDSCAPED GARDEN
- IMPECCABLE PRESENTATION INSIDE & OUT!  
Tenure: Freehold. EPC C"



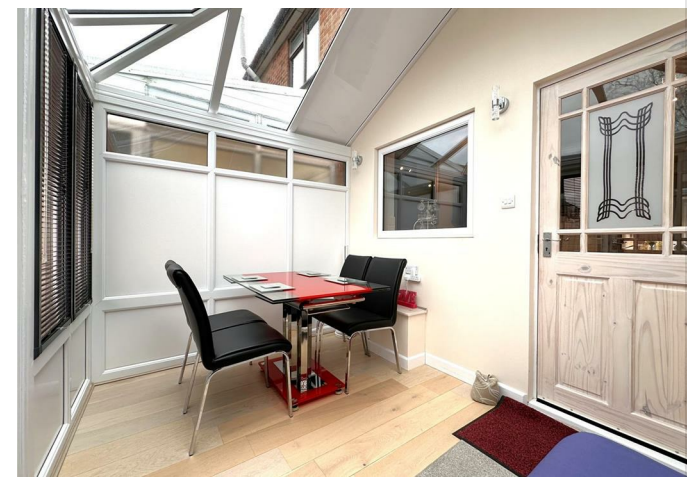
<b>GENEROUS BAY-FRONTED LIVING ROOM:</b> Max measurements provided into bay-window.	167 x 10'10 (5.05m x 3.30m)
<b>SUPERB CONTEMPORARY DINING KITCHEN:</b>	11'1 x 7'3 (3.38m x 2.21m)
<b>LOVELY CONSERVATORY:</b> Of uPVC construction, with a pitched glass-roof. Providing oak laminate flooring, two wall light fittings, power connectivity. High-level obscure uPVC double glazed windows to the right side elevation. uPVC double glazed windows to the left side and rear elevations, with bespoke fitted blinds. uPVC double glazed French doors lead out to the delightfully landscaped garden.	10'5 x 7'6 (3.18m x 2.29m)
<b>FIRST FLOOR LANDING:</b> Max measurements provided.	5'10 x 5'3 (1.78m x 1.60m)
<b>MASTER BEDROOM:</b>	10'10 x 8'3 (3.30m x 2.51m)
<b>BEDROOM TWO:</b>	7'3 x 6'1 (2.21m x 1.85m)
<b>SUBLIME MODERN SHOWER ROOM:</b>	8'4 x 4'6 (2.54m x 1.37m)

**DETACHED TIMBER WORKSHOP:**  
Of timber construction, with a pitched felt roof. Setup as as brilliant workshop space. Equipped with power and lighting.

**EXTERNALLY:**  
This stunning semi-detached home enjoys a peaceful position in a hugely desirable residential location, close to Balderton's lakeside, a wide range of amenities, schools and main roads. The front aspect is greeted with dropped kerb vehicular access onto a part paved and part gravelled MULTI-VEHICLE DRIVEWAY. Ensuring AMPLE-OFF STREET PAKING for a variety of vehicles, leading down to an attached carport. Attractive bespoke composite double gates open through to a LOVELY LANDSCAPED REAR GARDEN. Hosting minimal maintenance and maximum enjoyment, which can be appreciated all year round! There are a variety of secluded paved seating areas, gravelled borders and access to a DETACHED TIMBER WORKSHOP. Equipped with power, lighting and a surrounding composite decked seating terrace. There is an outside tap, fully fenced side and rear boundaries. All enhancing the high-level of privacy.

**Approximate Size: 580 Square Ft.**  
Measurements are approximate and for guidance only.

Guide Price: £180,000 - £190,000. LUXURY LIVING BY THE LAKESIDE!!!  
This SUPERBLY PRESENTED semi-detached home is STEEPED IN STYLE and SOPHISTICATED, having had all the hard work carried out by the existing owner, completed to an incredibly high standard.  
This eye-catching home occupies one of Balderton's most SOUGHT-AFTER POSITIONS. Set a stones throw away from an IDYLIC LAKESIDE SETTING a wide range of excellent on-hand amenities, schools and main road links.  
If you're searching for perfection, this BEAUTIFUL BOX-TICKER of a home should be at the top of your list!  
The bright and airy internal layout comprises: Generous bay-fronted living room, a FABULOUS MODERN DINING KITCHEN with a fitted breakfast bar and access into a DELIGHTFUL MULTI-PURPOSE CONSERVATORY, with pitched glass roof.  
The first floor landing provides tow useful fitted storage cupboards, two bedrooms and a STUNNING CONTEMPORARY SHOWER ROOM.  
Externally, the exuberance of CLASS & QUALITY CONTINUES... Greeted with an EXTENSIVE MULTI-VEHICLE DRIVEWAY, with an attached carport and bespoke double gates, opening into an EXPERTLY LANDSCAPED REAR GARDEN. Hosting a magnificent external escape. Retaining a high-degree of privacy and access into a timber workshop. Equipped with power, lighting and a raised composite decked seating terrace.  
Additional benefits of this brilliant modern-day home include uPVC double glazing and gas central heating, via a 'BAXI' combination boiler, installed in the last 5 years.  
This property is not just a house; it is a home that has been lovingly maintained and thoughtfully improved... Ready and waiting for new memories to be made! Available with NO ONWARD CHAIN!!





**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a 'BAXI' combination boiler, installed in the last 5 years and uPVC double glazing throughout.

PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

**Tenure: Freehold.**

Sold with vacant possession on completion.

**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'A'**

**EPC: Energy Performance Rating: 'C'**

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

**Local Information & Amenities: Balderton**

Balderton is situated on the outskirts of the Historic market Town of Newark-On-Trent approximately 3 miles away, where you will find a wide selection of Independent retailers/high street shops, public houses, restaurants, and eye-catching sites to see including a wonderful Georgian market square. The Town also has two popular train stations (North Gate and Castle Station) that provide access to London Kings Cross, Lincoln, and Nottingham. Balderton itself has a host of excellent local amenities in the area, including an array of supermarkets (Lidl, Tesco Express and Sainsburys), a medical centre, pharmacy, takeaways, launderette, post office, two public houses and highly regarded primary and secondary schools. There is a regular bus service from Newark Town Centre and ease of access onto the A1 and A46 to Lincoln and Nottingham.

**Viewing Arrangements:**

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

**Money Laundering Regulations:**

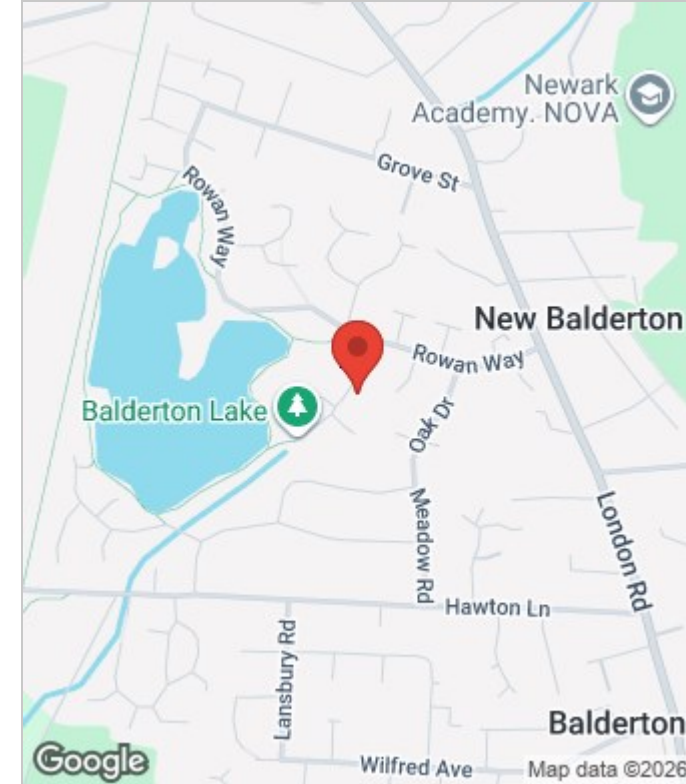
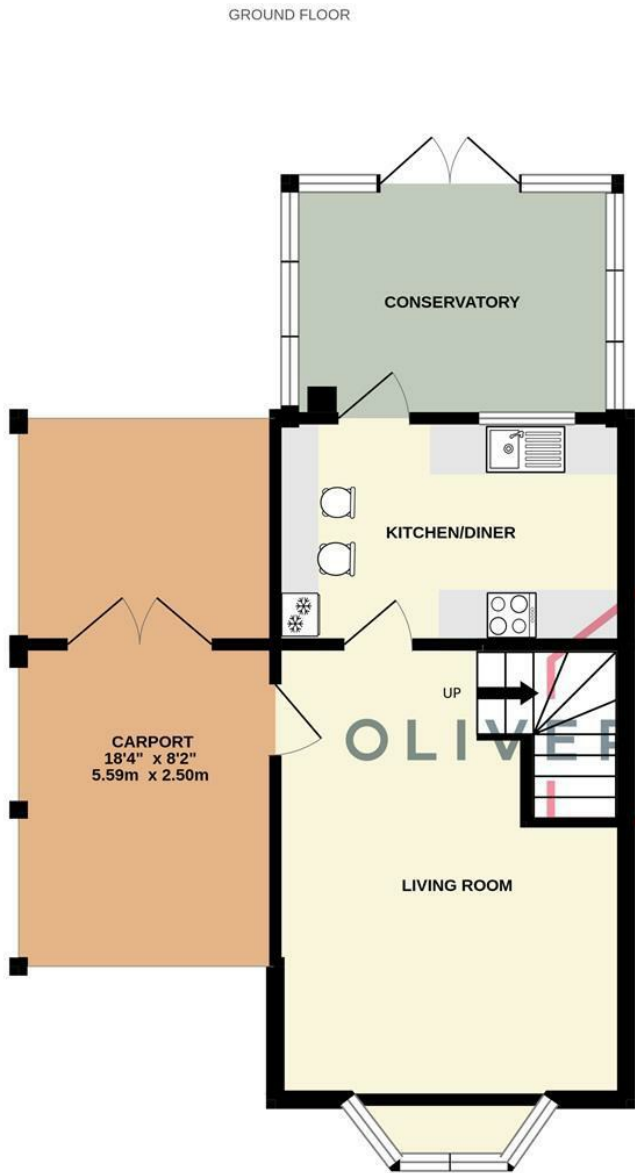
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

**Draft Details-Awaiting Approval:**

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	