

Jon Brambles

ESTATE AGENTS



Browning Road, Balderton NG24 3QU



A beautifully presented three/four bedroom semi detached bungalow standing on a wonderful plot which also includes a large garage/workshop, and a summerhouse. The accommodation comprises a superb lounge/diner, fitted kitchen, bathroom, wet room and three/four bedrooms depending on use. The property is double glazed and has gas central heating. Early viewing is essential to appreciate this delightful home.

£285,000

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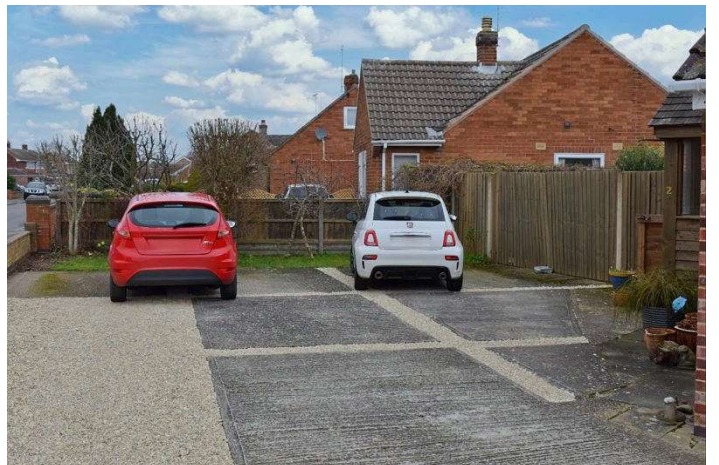
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Situation and Amenities

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.

Accommodation

Located at the side of the property is an open fronted timber porch, this in turn leads to the principal front door.

Reception Hallway

The spacious and welcoming reception hallway provides access into the kitchen, lounge, two bedrooms and the wet room. The hallway has a ceiling light point and a radiator.

Kitchen 12' 1" x 9' 8" (3.68m x 2.94m)

The well appointed kitchen has a window to the front elevation and is fitted with an excellent range of base and wall units, complemented with roll top work surfaces and tiled splash backs. There is a one and a half bowl Blanco sink, and an integrated oven with gas hob and extractor hood above. There is also an integrated breakfast bar. The kitchen has a ceramic tiled floor, recessed ceiling spotlights and a radiator.

Lounge/Diner 19' 4" x 12' 6" (5.89m x 3.81m)

This very large reception room has two windows to the front elevation and is of sufficient size to comfortably accommodate both lounge and dining room furniture. The lounge has both wall and ceiling light points, and two radiators. A door opening leads through to the inner hallway.

Inner Hallway

The inner hallway provides access to bedrooms one and three, together with the family bathroom. Access to the partially boarded loft space via a ladder is also obtained from the inner hallway. The central heating boiler is approximately two years old and is located in the loft space.

Bedroom One 11' 7" x 9' 6" (3.53m x 2.89m)

A good sized double bedroom with a window to the front elevation. The bedroom has a useful fitted storage cupboard, moulded cornice to the ceiling, a ceiling light point and a radiator.

Bedroom Three 10' 1" x 8' 4" (3.07m x 2.54m)

This delightful bedroom is currently utilised as a home office/study, and has French doors leading into the rear garden, a vertical panel radiator and a ceiling light point.

Bathroom 7' 1" x 5' 11" (2.16m x 1.80m)

The wonderfully appointed bathroom has an opaque window to the rear and is fitted with a bath with shower mixer tap attachment, vanity unit with wash hand basin inset and storage beneath, and a WC. The bathroom is complemented with ceramic floor and wall tiling. In addition there is a ceiling light point, an extractor fan and a heated towel rail.

Bedroom Two 12' 8" x 9' 0" (3.86m x 2.74m) (excluding wardrobes but including door recess)

An excellent sized double bedroom with a window to the rear elevation. This bedroom has a comprehensive suite of fitted wardrobes with sliding mirror doors, a ceiling light point and a radiator.

Bedroom Four 12' 8" x 8' 8" (3.86m x 2.64m)

Bedroom four has a window to the rear elevation and is currently utilised as a formal dining room. The room has cornice to the ceiling, a ceiling light point and a radiator.

Wet Room 9' 7" x 6' 10" (2.92m x 2.08m)

This superb wet room has an opaque window to the rear elevation and is fitted with mains shower, pedestal wash hand basin and WC. The room is enhanced with a glass shower screen, ceramic wall and floor tiles, and ceiling spotlights. There is a heated towel rail installed and a useful storage cupboard is located here.

Outside

This splendid bungalow stands on an excellent sized plot and to the front is a lawned garden, adjacent to which is the block paved driveway and an ample amount of further parking for numerous vehicles. There is double gated vehicular access via a separate driveway to the rear and this in turn leads to the detached garage/workshop.

Rear Garden

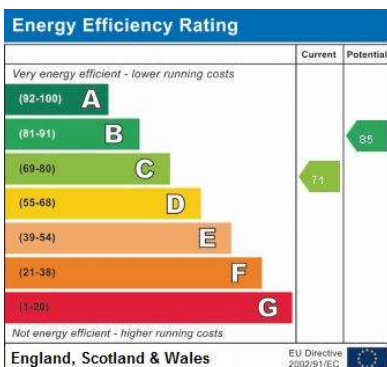
The rear garden is laid predominantly to lawn and has a small patio area next to the French doors from bedroom three. Located to the foot of the garden is a timber summerhouse, garden shed and greenhouse, all of which are included within the sale.

Garage/Workshop 17' 6" x 15' 6" (5.33m x 4.72m)

Having twin timber doors to the front elevation, windows to the side and rear, and French doors leading out into the garden. The garage/workshop is equipped with both power and lighting.

Council Tax

The property is in Band C.



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.

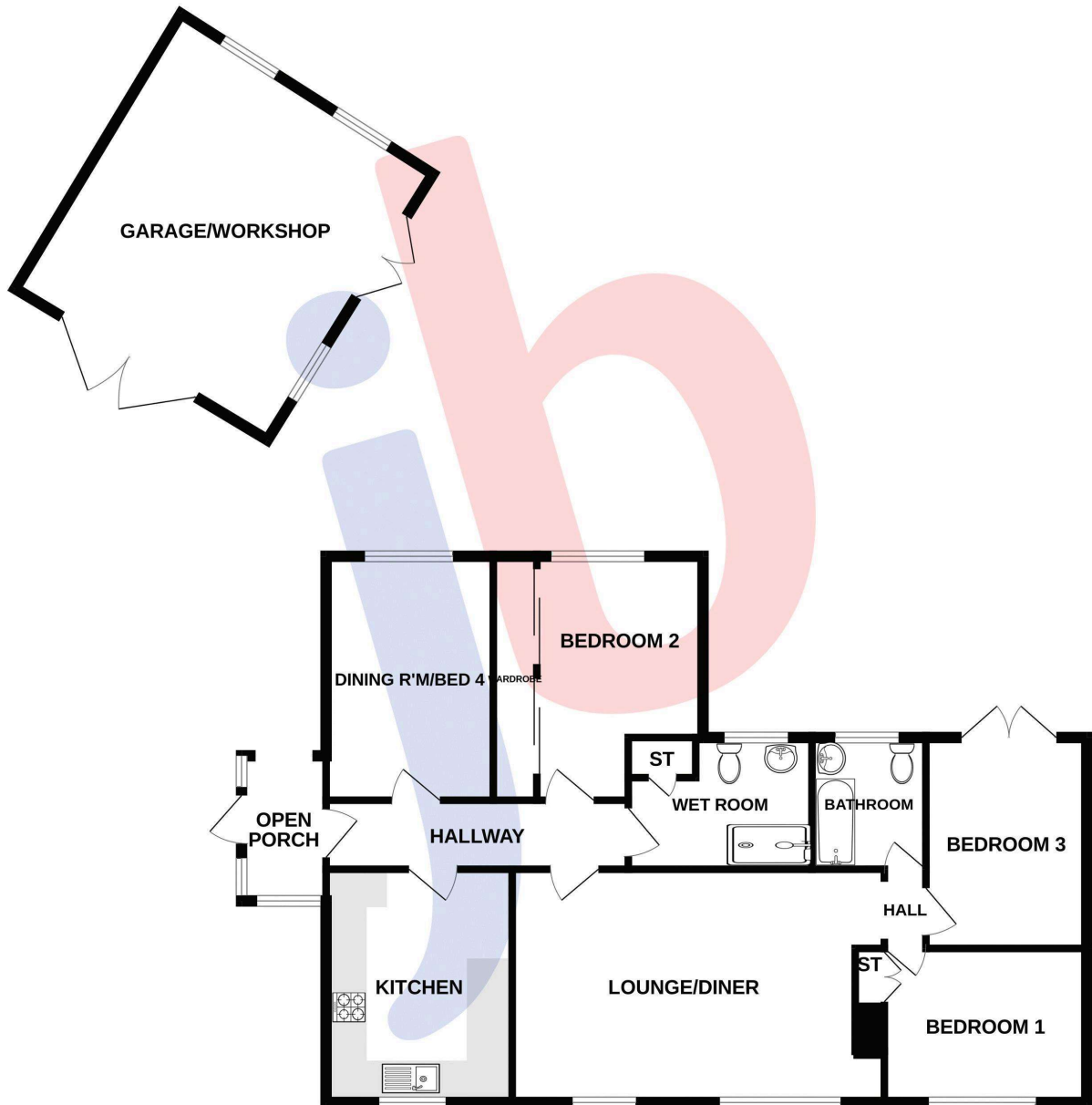
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

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: Chattertons Solicitors - £120.00 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. 00006874 06 March 2024



GROUND FLOOR
1214 sq.ft. (112.8 sq.m.) approx.



TOTAL FLOOR AREA : 1214 sq.ft. (112.8 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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