

Jon Brambles

ESTATE AGENTS



Macaulay Drive, Balderton NG24 3QQ



GUIDE PRICE £210,000 to £220,000. A well presented three bedroom semi detached Fosters built home situated in this highly sought after residential area. In addition to the three excellent sized bedrooms, the property has two spacious reception rooms, a galley kitchen and a first floor bathroom. There is off road parking, a garage, and a large rear garden which is a particular feature of this home. The property has recently installed new double glazing, a new gas central heating system and re-wire. Early viewing is strongly recommended.

Guide Price £210,000 to £220,000

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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

Upon entering the front door, this leads into:

Entrance Porch

The entrance porch provides a useful storage area and has a door leading into the entrance hallway.

Entrance Hallway

The entrance hallway has the dogleg staircase rising to the first floor, beneath which is sited a small but useful storage cupboard. The hallway provides access to the lounge and dining room and has wood laminate flooring, a ceiling light point and a radiator.

Lounge 18' 10" x 11' 0" (5.74m x 3.35m)

This excellent sized and well proportioned reception room has two large picture windows to the front and rear elevations making it particularly bright and airy, both windows have bespoke fitted blinds. The focal point of the lounge is the fireplace with gas fire (non working) and sat on a marble effect hearth. The lounge has both wall and ceiling light points, and two radiators.

Dining Room 12' 5" x 10' 11" (3.78m x 3.32m)

Also an excellent sized reception room, having a window to the rear elevation with bespoke fitted blind, and door leading through into the kitchen. The dining room has two useful fitted storage cupboards, the same wood laminate flooring that flows through from the hallway, a ceiling light point and a radiator.

Galley Kitchen 9' 1" x 6' 1" (2.77m x 1.85m)

The kitchen has a window and glazed door to the rear elevation, the door provides access out into the garden. The kitchen is fitted with a range of bespoke wooden base and wall units complemented with roll top work surfaces and tiled splash backs. There is a Belfast sink, space and plumbing for a washing machine, and further space for a larder fridge and free standing gas cooker. The kitchen has a ceramic tiled floor, wood panelling to the ceiling and walls, and a ceiling strip light.

First Floor Landing

The staircase rises from the entrance hallway to the first floor landing which has a window to the front elevation, and doors into all three bedrooms and the bathroom. The airing cupboard is located on the landing as is access to the loft space.

Bedroom One 11' 8" x 11' 0" (3.55m x 3.35m)

An excellent sized double bedroom with a window to the rear elevation, cornice to the ceiling, a ceiling light point and a radiator.

Bedroom Two 10' 10" x 8' 11" (3.30m x 2.72m)

A further good sized double bedroom having a window to the rear elevation with bespoke fitted blind, cornice to the ceiling, a ceiling light point and a radiator.

Bedroom Three 11' 0" x 6' 2" (3.35m x 1.88m)

A fabulous sized third bedroom with a window to the front elevation, cornice to the ceiling, a ceiling light point and a radiator.

Bathroom 9' 3" x 7' 8" (2.82m x 2.34m)

The 'L' shaped bathroom has an opaque window to the side elevation and is fitted with a white suite comprising bath, vanity unit with wash hand basin inset and storage beneath, and a WC. The bathroom has part ceramic tiling to the walls, a ceiling light point and a heated towel rail.

Outside

The property stands on a delightful plot and to the front is a hard landscaped garden, adjacent to which is the driveway which provides off road parking and in turn leads to the garage. There is gated access into the rear garden.

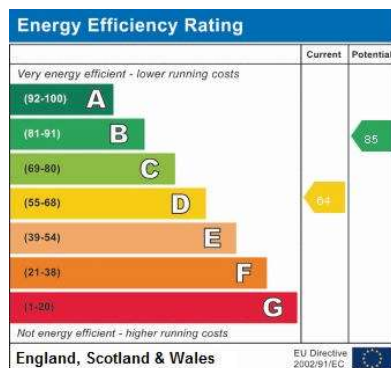
Garage 14' 10" x 9' 4" (4.52m x 2.84m)

The garage has an up and over door to the front elevation and is equipped with both power and lighting. The central heating boiler is located here.

Rear Garden

The large and delightful rear garden is a particular feature of this family home, is laid primarily to lawn and contains a number of mature shrubs, plants and trees. There is a further hard landscaped area. Adjacent to the rear of the house is a sizeable patio which provides an ideal outdoor seating and entertaining space. Located to the foot of the garden is a large purpose built outhouse that provides a storage facility and also has potential for a home office etc.

Council Tax 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.

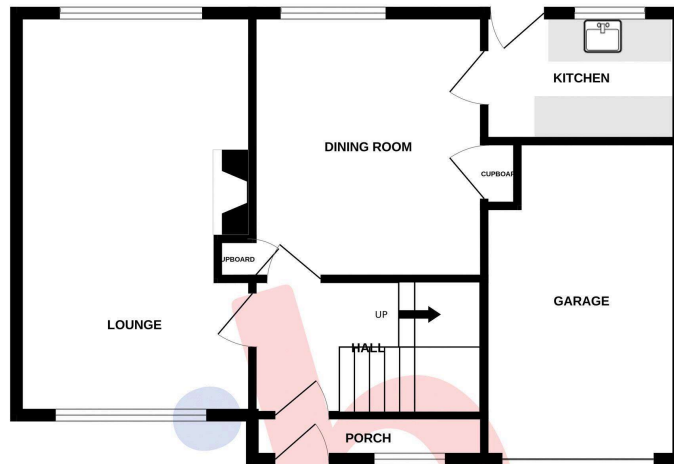
Services/Referral Fees

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. 00006674 23 February

2024



GROUND FLOOR
615 sq.ft. (57.2 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 1023 sq.ft. (95.0 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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