

Jon Brambles

ESTATE AGENTS



Elton Close, Balderton NG24 3JY



GUIDE PRICE: £260,000 to £270,000. An excellent sized four bedroom detached family home situated in this highly desirable location. In addition to the four bedrooms, the property has two reception rooms, a fitted kitchen, ground floor cloakroom and first floor bathroom. There is ample off road parking, a large garage and an enclosed rear garden. The property is double glazed, has gas central heating and is available for purchase with NO CHAIN.

Guide Price £260,000 to £270,000

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sales@jonbrambles.com

01636 613 513

9 Stephenson Court | Newark | Nottinghamshire | NG24 2TQ







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:

Reception Hallway

The welcoming 'L' shaped reception hallway has the staircase rising to the first floor and provides access to the cloakroom, the lounge and the kitchen. The hallway has a useful fitted storage cupboard, a ceiling light point and a radiator.

Ground Floor Cloakroom

The cloakroom has an opaque window to the front elevation and is fitted with a WC and wash hand basin. The room has cornice to the ceiling and a ceiling light point.

Lounge 15' 11" x 11' 8" (4.85m x 3.55m) (at widest points)

This excellent sized and well proportioned reception room has sliding patio doors leading out into the garden, and French doors into the dining room. The lounge has wood laminate flooring, cornice to the ceiling, both wall and ceiling light points and a radiator. The contemporary wall mounted electric fire will remain in-situ and is included within the sale.

Dining Room 12' 10" x 9' 5" (3.91m x 2.87m)

The dining room has a window to the rear elevation and a door opening through to the kitchen. Once again this room has wood laminate flooring, cornice to the ceiling, a ceiling light point and a radiator.

Kitchen 15' 2" x 8' 3" (4.62m x 2.51m) (at widest points)

The kitchen has a half glazed door to the side elevation and a box shaped window to the front. The kitchen is fitted with a good range of base and wall units, with roll top work surfaces and tiled splash backs. There is a stainless steel sink, an integrated double oven with gas hob and extractor hood above, space and plumbing for both a washing machine and a dishwasher (the ones in-situ are included within the sale and will remain), and further space for a vertical fridge/freezer. Also incorporated within the kitchen is a small breakfast bar. The kitchen has a ceramic tiled floor, cornice to the ceiling, a ceiling light point and a radiator. The central heating boiler is located here. As previously mentioned, a door leads back through to the hallway giving an excellent flow to the ground floor accommodation.

First Floor Landing

The staircase rises from the reception hallway to the first floor landing which has a window to the front elevation and doors into all four bedrooms and the bathroom. The landing has a ceiling light point. Access to the loft space and the airing cupboard are located on the landing.

Bedroom One 14' 1" x 8' 10" (4.29m x 2.69m)

A good sized double bedroom having a window to the rear elevation, a large fitted double wardrobe, cornice to the ceiling, a ceiling light point and a radiator.

Bedroom Two 12' 9" x 8' 10" (3.88m x 2.69m)

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

Bedroom Three 10' 8" x 7' 10" (3.25m x 2.39m) (at widest points)

This bedroom has a box shaped window to the front elevation, cornice to the ceiling, a ceiling light point and a radiator.

Bedroom Four 10' 4" x 9' 1" (3.15m x 2.77m) (at widest points)

Bedroom four is 'L' shaped and has a window to the front elevation, cornice to the ceiling, a ceiling light point and a radiator.

Bathroom 7' 5" x 6' 1" (2.26m x 1.85m)

The bathroom has an opaque window to the front and is fitted with a white suite comprising bath with electric shower above, pedestal wash hand basin and WC. The bathroom is complemented with part ceramic tiling to the walls. In addition there is a ceiling light point, an extractor fan and a radiator.

Outside

The property stands on a delightful plot and to the front is a large block paved driveway which provides off road parking for several vehicles. There is a further gravelled hard standing area. There are a number of mature shrubs and plants, and gated access down the side leads to the rear garden.

Garage 23' 5" x 8' 2" (7.13m x 2.49m)

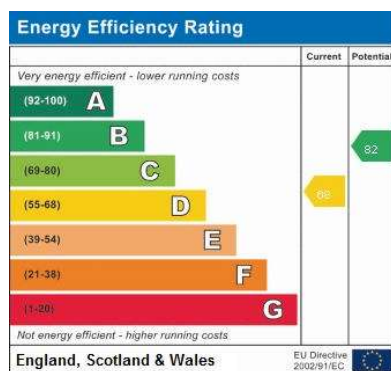
This extraordinarily large garage has an up and over door to the front elevation and a personnel door to the rear. The garage is equipped with both power and lighting.

Rear Garden

The rear garden is fully enclosed, tiered in design and is laid primarily to lawn. There is a block paved patio area adjacent to the doors from the lounge, and a further patio located to the rear of the garden, both of which provide ideal outdoor seating and entertaining spaces. The rear garden contains a number of mature shrubs, plants and trees.

Council Tax

The property is in Band D.



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

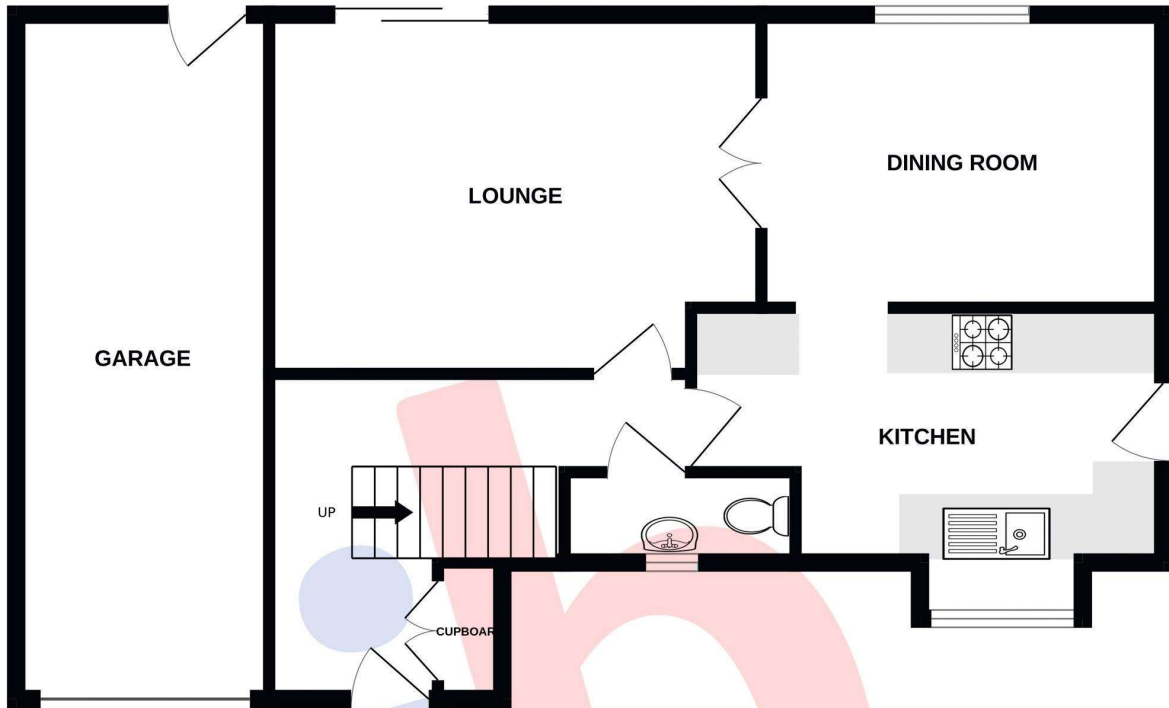
Vacant possession will be given upon completion. The tenure of the property is Freehold.

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.

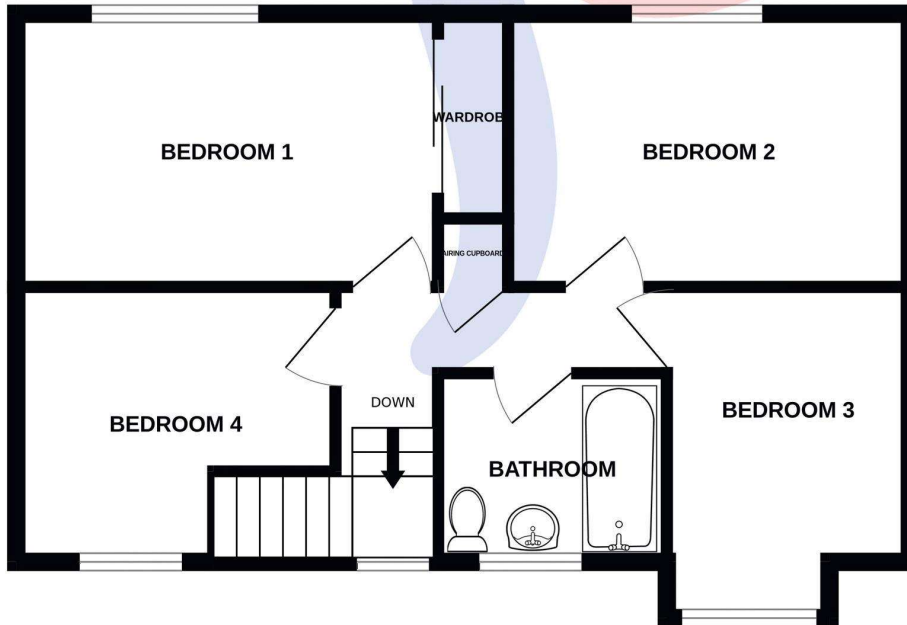
Services/Referral Fees

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. 00006843 12 January

GROUND FLOOR
728 sq.ft. (67.7 sq.m.) approx.



1ST FLOOR
516 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 1245 sq.ft. (115.6 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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