

Jon Brambles

ESTATE AGENTS



Gamage Close, Balderton NG24 3QA



A deceptively spacious two bedroom detached bungalow situated in this popular residential area. In addition to the two bedrooms, the property has a large lounge, fitted kitchen, shower room, and a wonderful conservatory to the rear. The property is double glazed, has electric storage heating and is available for purchase with NO CHAIN.

£200,000

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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

From here a further half glazed door leads through into the kitchen.

Kitchen 11' 9" x 9' 9" (3.58m x 2.97m) (at widest points)

The kitchen has a window to the front elevation and a glazed door providing access through to the lounge. The kitchen is fitted with a range of base and wall units with solid wood work surfaces and tiled splash backs. There is a stainless steel sink, space for a free standing cooker, space and plumbing for a dishwasher and further space for a vertical fridge/freezer. The kitchen has a ceiling light point and an electric storage heater. The airing cupboard and access to the loft space are located in the kitchen.

Lounge 15' 9" x 14' 4" (4.80m x 4.37m) (at widest points)

This fabulous sized reception room has a window to the side elevation, sliding patio doors leading to the rear hallway and a door into the inner hallway. From the lounge further access is provided to both bedrooms and the shower room. The lounge has solid wood flooring, two ceiling light points and an electric storage heater.

Inner Hallway

The inner hallway provides access to bedroom two and the shower room.

Shower Room 7' 1" x 5' 6" (2.16m x 1.68m)

The shower room has an opaque window to the front and is fitted with a walk-in shower cubicle with electric shower, vanity unit with wash hand basin inset and storage beneath, and a WC. The room is complemented with ceramic wall tiling and also has a ceiling light point, an extractor fan and a heated towel rail.

Bedroom Two 10' 11" x 9' 0" (3.32m x 2.74m) (including door recess and wardrobes)

An excellent sized second bedroom having a window to the front elevation, a ceiling light point and an electric storage heater. This bedroom has a comprehensive suite of fitted wardrobes with sliding doors and is further enhanced with wood laminate

flooring.

Bedroom One 10' 11" x 10' 5" (3.32m x 3.17m) (including wardrobes)

A double bedroom with a window to the rear elevation, a comprehensive suite of fitted wardrobes with sliding mirror doors, wood laminate flooring, a ceiling light point and an electric storage heater.

Rear Hallway

Within the rear hallway is a large storage cupboard, and also a small utility cupboard which has an opaque window to the side and space and plumbing for a washing machine. From the rear hallway sliding patio doors provide access through to the conservatory.

Conservatory 24' 0" x 11' 0" (7.31m x 3.35m) (at widest points)

This large 'P' shaped conservatory is of dwarf brick wall construction with a upvc frame, and has triple aspect windows and two sets of doors leading into the rear garden. The conservatory has an insulated roof and can be sub-divided by sliding doors to provide both dining and lounge areas. The room has bespoke fitted blinds, many of which are electrically operated.

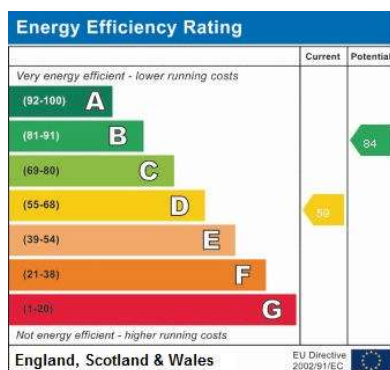
Outside

To the front of the property is a block paved area which provides additional parking if necessary, adjacent to this is an artificial lawn. There is gated access to the side which leads to the driveway providing further parking, and gated access into the rear garden.

Rear Garden

The fully enclosed rear garden is of an excellent size and is hard landscaped for ease of maintenance. The garden comprises a number of distinct patio areas interspersed with borders. There is an additional artificial lawn. The three sheds are included within the sale.

Council Tax Band B.



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.

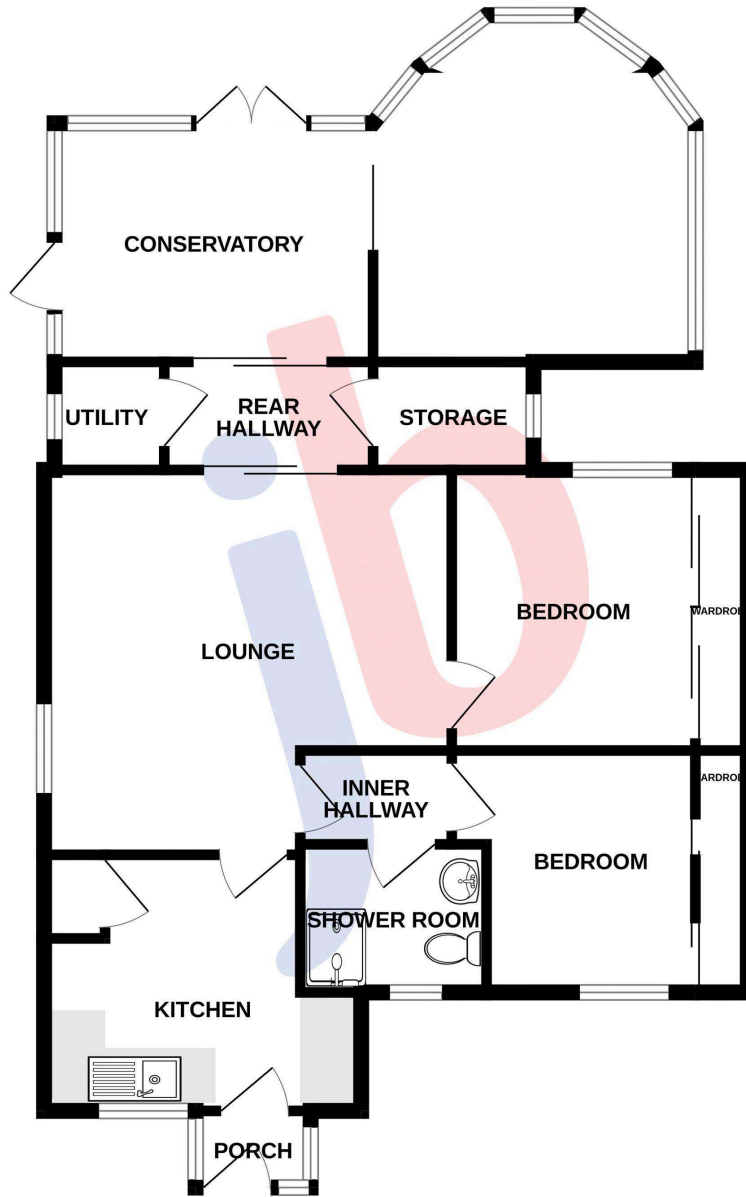
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

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. 00006844 07 March 2024



GROUND FLOOR
884 sq.ft. (82.1 sq.m.) approx.



TOTAL FLOOR AREA : 884 sq.ft. (82.1 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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