

# Jon Brambles

ESTATE AGENTS



## Waltham Close, Balderton NG24 3LA



**GUIDE PRICE: £180,000 to £190,000.** An immaculately presented and substantially refurbished two bedroom semi-detached home situated on a corner plot within this sought after location. In addition to the two double bedrooms, the property has a nicely proportioned lounge, a well appointed kitchen and bathroom. The property stands on an excellent sized plot with a delightful rear garden, private off road parking and a detached garage. Double glazing and gas central heating are installed. Early viewing is strongly recommended.

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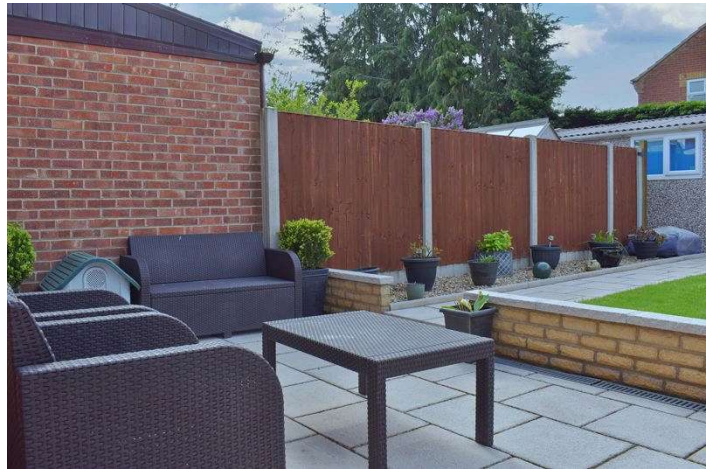


sales@jonbrambles.com

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:

### **Entrance Hallway**

The entrance hallway has an opaque window to the side elevation, a bespoke fitted storage cupboard, wood laminate flooring, a ceiling light point and a radiator. The Combi central heating boiler is located here. A glazed door provides access into the lounge.

### **Lounge 13' 9" x 12' 1" (4.19m x 3.68m)**

This excellent sized and well proportioned reception room has a window to the front elevation, the staircase rising to the first floor, and a glazed door leading through into the kitchen. The lounge has two ceiling light points and a radiator.

### **Kitchen 12' 0" x 6' 9" (3.65m x 2.06m) (plus door recess)**

The kitchen has dual aspect windows to the rear and side elevations, and a glazed door leading out to the garden. Accessed from the kitchen and sited beneath the staircase is a useful storage cupboard. The kitchen is fitted with an excellent range of contemporary base and wall units, complemented with square edge work surfaces and metro tiled splash backs. There is a one and a half bowl stainless steel sink, and an integrated oven with gas hob and extractor hood above. In addition there is space and plumbing for a washing machine. The kitchen has wood laminate flooring, recessed ceiling spotlights and a radiator.

### **First Floor Landing**

As mentioned, the staircase rises from the lounge to the first floor landing which has doors into both double bedrooms and the bathroom. The landing has a ceiling light point and a radiator. Access to the loft space is obtained from here.

### **Bedroom One 12' 0" x 8' 8" (3.65m x 2.64m) (including wardrobes and excluding door recess)**

An excellent sized double bedroom with two windows to the front elevation, a ceiling light point and a radiator. The bedroom has a comprehensive suite of fitted wardrobes with sliding mirror doors.

### **Bedroom Two 12' 0" x 7' 1" (3.65m x 2.16m)**

A further double bedroom with a window to the rear elevation, a ceiling light point and a radiator. This bedroom also has a useful storage cupboard which is sited above the staircase.

### **Bathroom 8' 8" x 4' 11" (2.64m x 1.50m)**

This well appointed bathroom has an opaque window to the side elevation and is fitted with a white suite comprising bath with mains rainwater head shower above, pedestal wash hand basin and WC. The bathroom is complemented with ceramic wall tiling. In addition there are two ceiling light points, an extractor fan and a heated towel rail.

## **Outside**

This delightful property stands on an excellent sized corner plot and to the front is a lawned garden, adjacent to which is off road parking. A footpath leads to the front door. There is gated access at the side leading through to a side courtyard and on to the rear garden.

### **Rear Garden**

The fully enclosed rear garden has been tastefully landscaped and is tiered in design. There is a further patio area located adjacent to the rear of the house, with the remainder of the garden comprising a well maintained lawn edged with borders containing a number of mature shrubs and plants. Located to the foot of the garden is further gated access to a second driveway providing yet further parking beneath a carport which has external lighting, this in turn leads to the detached garage.

### **Detached Sectional Garage 17' 10" x 9' 3" (5.43m x 2.82m) (approximate external dimensions)**

The garage has an up and over door to the front elevation, a personnel door and window to the side.

## **Council Tax**

The property is in Band A.

### **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.

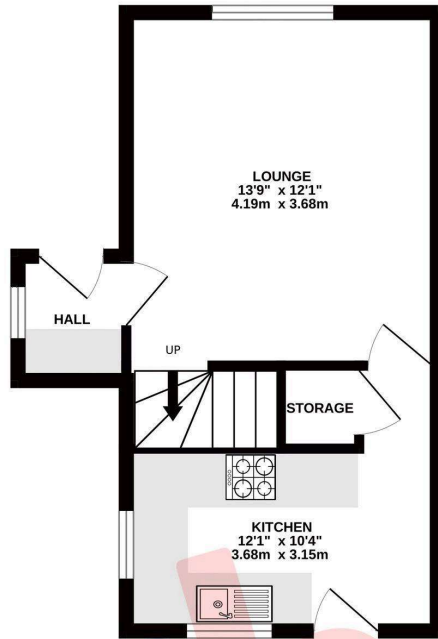
**MONEY LAUNDERING REGULATIONS:** In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

### **Services/Referral Fees**

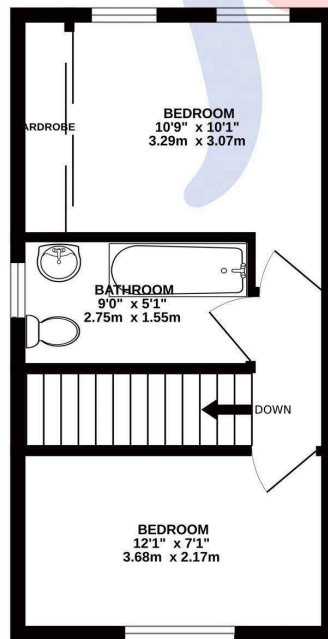
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these 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. 00006939 03 May 2024



GROUND FLOOR  
311 sq.ft. (28.9 sq.m.) approx.



1ST FLOOR  
291 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA : 602 sq.ft. (55.9 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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