

# Jon Brambles

ESTATE AGENTS



## Goldsmith Road, Balderton NG24 3QR



**GUIDE PRICE: £270,000 to £280,000.** A fabulous Fosters four bedroom semi detached home situated in this very sought after residential area. This particularly property has been substantially extended over the years and is extremely well maintained. In addition to the four bedrooms (one of which is on the ground floor), the property has two spacious reception rooms, a conservatory, superb kitchen, ground floor shower room and first floor bathroom. The property stands on a delightful plot and has a large rear garden. Double glazing and gas central heating are installed. Early viewing is essential.

**Guide Price £270,000 to £280,000**

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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 glazed French doors to the front, this leads into:

### Entrance Porch

The entrance porch has windows to the front and side aspects and provides a useful storage space. A glazed door leads into the entrance hallway.

### Entrance Hallway

The entrance hallway has the staircase rising to the first floor and doors providing access to the lounge, dining room and ground floor bedroom. The hallway is complemented with solid wood flooring and also has a ceiling light point and a radiator.

### Lounge 19' 0" x 11' 0" (5.79m x 3.35m)

This excellent sized and well proportioned reception room has picture windows to the front and rear elevations making it particularly bright and airy. The focal point of the lounge is the contemporary feature fireplace with living flame gas fire inset. The room also has cornice to the ceiling, both wall and ceiling light points and a radiator.

### Dining Room 12' 3" x 11' 0" (3.73m x 3.35m)

This second reception room is also well proportioned and has a door into the kitchen, and glazed French doors leading through into the conservatory. The dining room, which is currently used as an additional sitting room, has solid wood flooring, a small recessed storage cupboard, a ceiling light point and a radiator.

### Breakfast Kitchen 17' 10" x 15' 10" (5.43m x 4.82m)

This fabulous kitchen is the heart of the home and has a window to the side elevation, and windows and glazed French doors looking out to the rear across the delightful garden. The kitchen is fitted with an outstanding range of base and wall units, complemented with roll top work surfaces and matching splash backs. There are also display shelves and cabinets. The central island has storage units and also incorporates a large breakfast bar. There is a sink, and integrated appliances include an AEG eye level double oven, an AEG induction hob with extractor hood above, and a dishwasher. In addition there is space for an American style fridge/freezer and a wine cooler, the ones in-situ are available by separate negotiation. The breakfast kitchen has a ceramic tiled floor, a Myson kickspace heater, recessed ceiling spotlights and a radiator. An opaque window from the kitchen looks through into the conservatory. The kitchen provides access to the utility room and the ground floor shower room.

### Utility Room 11' 1" x 5' 8" (3.38m x 1.73m)

The utility room has a window to the side elevation and a half glazed door leading out to the side of the property. The room is fitted with a range of base and wall units with roll top work surfaces and splash backs. There is a circular stainless steel sink, and space and plumbing for both a washing machine and a tumble dryer. The Combi central heating boiler is located here. The utility room has recessed ceiling spotlights, the same flooring that flows through from the kitchen, and a radiator.

### Jack & Jill Shower Room 6' 9" x 6' 1" (2.06m x 1.85m)

This shower room is accessed from the kitchen and also the ground floor bedroom four, and is fitted with a walk-in shower cubicle with mains shower and curved shower screen, wash hand basin and WC. The shower room has a heated towel rail, a light tunnel, recessed ceiling spotlights and the same flooring as that of the kitchen.

### Ground Floor Bedroom/Home Office 13' 0" x 7' 0" (3.96m x 2.13m)

A double bedroom with a window to the front elevation. This bedroom can be accessed from the hallway and also shares the Jack & Jill shower room. The room has solid wood flooring, a ceiling light point and a radiator.

### Conservatory 14' 0" x 10' 0" (4.26m x 3.05m)

The conservatory is of dwarf brick wall construction with a upvc frame and enjoys delightful views of the landscaped garden. There are glazed French doors leading out to the garden, wooden flooring, wall light points and a radiator. The conservatory is centrally heated making it ideal for all year round use.

## First Floor Landing

As mentioned, the staircase rises from the entrance hallway to the first floor landing which has a window to the front elevation and doors into three first floor bedrooms and the bathroom. The landing has a useful storage cupboard and a ceiling light point. Access to the loft space is obtained from here.

### Bedroom One 12' 0" x 11' 0" (3.65m x 3.35m)

An excellent sized double bedroom with a window to the rear elevation. This room has a comprehensive range of fitted bedroom furniture including wardrobes, dressing table, bedside cabinets and overhead storage, these are complemented with pelmet lighting. The bedroom has a ceiling light point and a radiator.

**Bedroom Two** 10' 11" x 8' 8" (3.32m x 2.64m)

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

**Bedroom Three** 11' 1" x 6' 8" (3.38m x 2.03m)

Bedroom three has a window to the front elevation, cornice to the ceiling, a ceiling light point and a radiator.

**Bathroom**

The well appointed bathroom has a high level opaque window to the side with bespoke fitted blind. The bathroom is fitted with a 'P' shaped bath with mains shower above, vanity unit with wash hand basin inset and storage beneath, and a WC. The bathroom is complemented with part ceramic wall tiling together with recessed ceiling spotlights. In addition there is a heated towel rail.

**Outside**

This family home stands on a delightful and excellent sized plot, and to the front is a gravelled driveway providing off road parking for at least two vehicles, and a small landscaped garden. A footpath leads to the front door and around the side where there is gated access to the rear garden. Located to the side of the property is a small courtyard area bounded by well stocked borders.

**Rear Garden**

The excellent sized rear garden is a further particular feature of this family home and is fully enclosed. The garden enjoys a good degree of privacy and located to the rear is an Indian sandstone patio and a feature stone circle providing ideal seating and entertaining areas. The remainder of the garden is laid primarily to a shaped and well maintained lawn edged with borders containing a vast array of mature shrubs, plants and trees. The greenhouse and wooden shed are included within the sale. Situated at the foot of the garden are two block built outbuildings.

**Outbuilding One** 13' 11" x 11' 7" (4.24m x 3.53m)

This outbuilding is open fronted and is equipped with lighting.

**Outbuilding Two/Workshop** 12' 2" x 9' 2" (3.71m x 2.79m)

The second outbuilding has two wooden doors to the front elevation and is equipped with both power and lighting.

**Council Tax**

The property is currently 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.

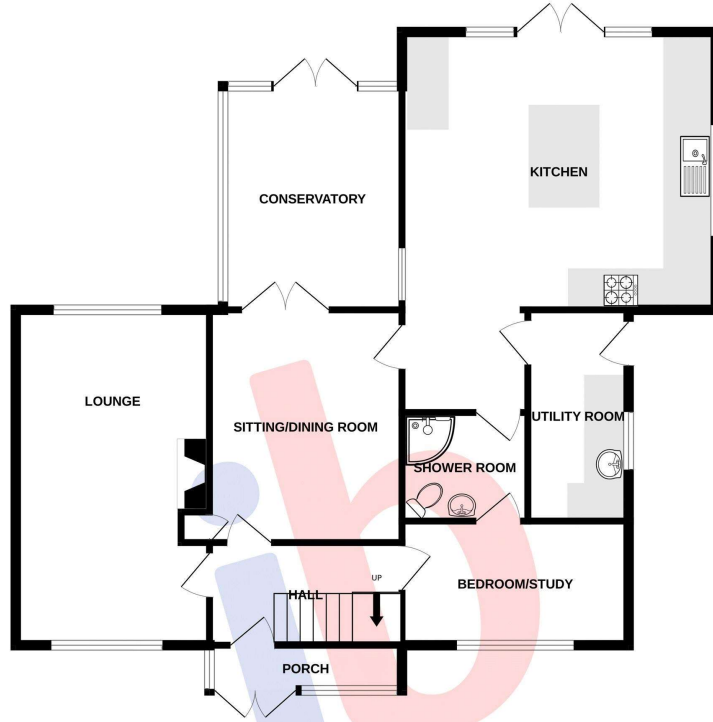
Bird & Co LLP - £120.00 including VAT, paid only upon completion.

Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral.

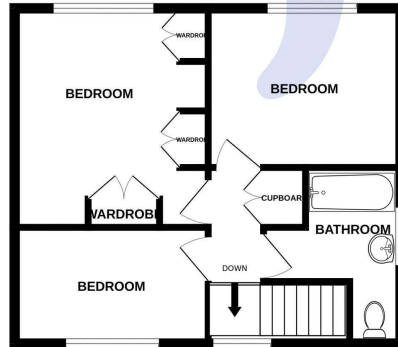
PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted.

**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

GROUND FLOOR  
1099 sq.ft. (102.1 sq.m.) approx.



1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA: 1519 sq.ft. (141.1 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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