



Cottage Close

Balderton, Newark, NG24 3GU

£250,000



Located in the charming area of Cottage Close, Balderton, Newark, this delightful semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, providing ample space for rest and relaxation. The inviting reception room serves as a perfect gathering space for family and friends, creating a warm and welcoming atmosphere. The house features a conveniently located bathroom.

Cottage Close is ideally situated, providing easy access to local amenities, schools, and parks, making it a wonderful place to call home.

Do not miss the chance to view this lovely home in Balderton, where comfort and convenience come together beautifully.



Description

An immaculate well maintained family home in a quiet cul de sac location of Cottage Close within easy reach to local amenities, schools, shops, parks and transport links. The property briefly comprises of an entrance hall, ground floor cloak room, lounge / diner, modern kitchen, three bedrooms and a modern bathroom. The front and rear gardens are an abundance of colour of various shrubs, plants and fruit trees and bushes. The driveway leads to the single garage.

Hallway 6'11" x 3'5" (2.12m x 1.06)

The property is entered through the front upvc door into the inviting hallway and access to the stairs with a side window, wood flooring, radiator and access to the ground floor cloakroom and entrance to the lounge.

Cloak Room 5'8" x 3'0" (1.75m x 0.93m)

Every family homes requires a ground floor cloak room with the continuation of the wooden floor, wc and corner hand basin, extractor, radiator and a front facing obscure window.

Lounge / Diner 23'2" x 12'0" (9'0") (7.08m x 3.67m (2.76m))

The wooden flooring flows throughout the open plan lounge / dining room with a front facing upvc window with blinds allowing the sun to come flooding within, French upvc doors leading into the rear garden, two ceiling lights and radiators.

Kitchen 9'0" x 7'10" (2.76m x 2.39m)

A modern kitchen comprising of grey high gloss wall and base units benefiting from carousel corner shelving , integrated fridge, dishwasher, Neff microwave, induction four ring electric hob, fan assisted oven with a stainless chimney style extractor and stainless sink has a Quooker tap all complimented with classy quartz worktops and splash backs.

Stairs & Landing

The stairs are carpeted leading to the first floor landing where there is the airing cupboard housing the central heating boiler (Greenstar 4000 30kwh Combi) and access to the loft.

Master Bedroom 11'8" x 8'9" (3.58m x 2.68m)

The master bedroom is front facing double bedroom with two double built in wardrobes, carpet, centre ceiling light, radiator and vertical blinds to the upvc window.

Bedroom Two 9'2" x 8'9" (2.80m x 2.68m)

A double room rear facing with carpet, ceiling light, radiator and vertical blinds to the upvc window.

Bedroom Three 12'4" x 6'2" (3.78m x 1.88m)

A larger than normal third bedroom currently used as a generous size office is front facing with blinds to the window, radiator and the bulk head from the stairs.

Bathroom 6'2" x 6'1" (1.90m x 1.87m)

A modern bathroom with part tiled walls comprising of a bath with a pump fed shower over and glass shower screen, floating wc and a hand basin encased in a white high gloss vanity unit with mirror, towel rail and extractor and tiled floor.

Driveway & Garage

A block paved driveway leads to the garage with an up and over door, rear access and has electric and lighting.

Outside

To the front of the property there is an open garden with a beautiful array of colour from plants and shrubs and a block paved path leading to the front door. To the enclosed rear garden there is composite decking under the wooden veranda leading to the stunning Italian porcelain patio area which leads to the picturesque garden comprising of fruit trees and bushes, plants and flowers. There is an outside water supply and access through the rear door of the garage.

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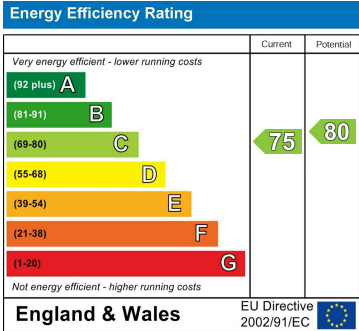
Area Map



Floor Plans



Energy Efficiency Graph



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