



5 ELTON CLOSE NEWARK

£1,300 PCM

Video link available! A well-presented four-bedroom detached home situated in a quiet cul-de-sac in the popular area of Balderton. Offering spacious and versatile living accommodation including a reception room, dining room, a fitted kitchen, downstairs W/C, integral garage and an enclosed rear garden. The property benefits from driveway parking and excellent access to local amenities, schools, the A1 and Newark North Gate railway station, making it ideal for families and commuters.



- Virtual video tour available
- 3 double bedroom and a generously sized single bedroom
- Driveway
- Garage with electric supply

Entrance Hall

Upon entering the property, you are welcomed by a bright entrance hallway offering practical space for coats and shoes, with stairs rising to the first floor. The hallway also provides access to a convenient downstairs W/C. The downstairs toilet is fitted with a low-level W/C and wash hand basin (2.26m x 0.89m).

Kitchen

A spacious and well-appointed kitchen fitted with matching wall and base units providing ample storage and worktop space. Includes an oven with gas hob and extractor over. There is an under-counter dishwasher which will remain at the property (please note this appliance is not maintained by the Landlord). No washing machine is provided. A separate side door gives direct access to the rear garden, and there is internal access to the garage for added convenience.

Dining Room

Leading from the kitchen is a large dining room includes dark oak laminate flooring, ideal for family meals or entertaining guests. The room offers generous proportions and flexible use.

Lounge

A separate, well-sized lounge finished with laminate flooring, creating a warm and welcoming living space. Sliding patio doors open directly onto the enclosed rear garden, allowing plenty of natural light.

Bedroom 1

A spacious double bedroom is located to the rear of the property overlooking the garden finished with modern grey carpet. Further benefits from a separate cupboard/wardrobe space providing useful storage.

Bedroom 2

Another good-sized double bedroom also overlooking the rear garden finished with grey carpeting and offering comfortable accommodation.

Bedroom 3

This is a generously sized single room located to the front of the property that is neutrally decorated with grey carpet. This room is ideal as a child's room, home office, or guest space.

Bedroom 4

A smaller double bedroom that is neutrally decorated with grey carpet.

Bathroom

A generously sized bathroom comprising a low-level W/C, wash basin with storage unit, and a panelled bath with electric shower over. Finished with laminate flooring and white wall tiles.

Exterior

Driveway providing off-road parking leading to the integral garage.

A large integral garage (2.13m x 7.01m) fitted with mains-wired lighting and electric power sockets, offering excellent storage or parking. A rear door provides direct access into the garden.

Rear Garden

The enclosed rear garden is attractively landscaped, featuring a combination of patio and lawned areas complemented by mature shrubbery. A pleasant and private space ideal for outdoor relaxation and entertaining.

Location

Situated in the quiet cul-de-sac of a popular residential area of Balderton, the property is conveniently located just a 5 minute



- Separate lounge and dining room • Landscaped rear garden • Quiet cul-de-sac location • Just of the A1 motorway and close to the A46

drive away of local supermarkets such as Lidl, Sainsbury's and Tesco Express, along with additional retail options in Newark town centre.

There are well-regarded primary and secondary schools nearby, including Newark Academy and several local primary schools, making the area ideal for families.

Residents also benefit from good transport links to Newark town centre, Newark North Gate railway station (with direct routes to London and Lincoln), and the A1 for commuting.

Relevant information

Electricity and gas supply: Mains connection.

Water and sewerage status: Mains connection

Heating and hot water status: Gas central heating.

Broadband and mobile phone coverage: see checker.ofcom.org.uk.

Flood risk in this location: Surface water = Very Low.

River/Sea = Very Low

Flood risk from Groundwater = This location is outside of a groundwater flood alert area
Flooding from reservoirs = unlikely in this area.

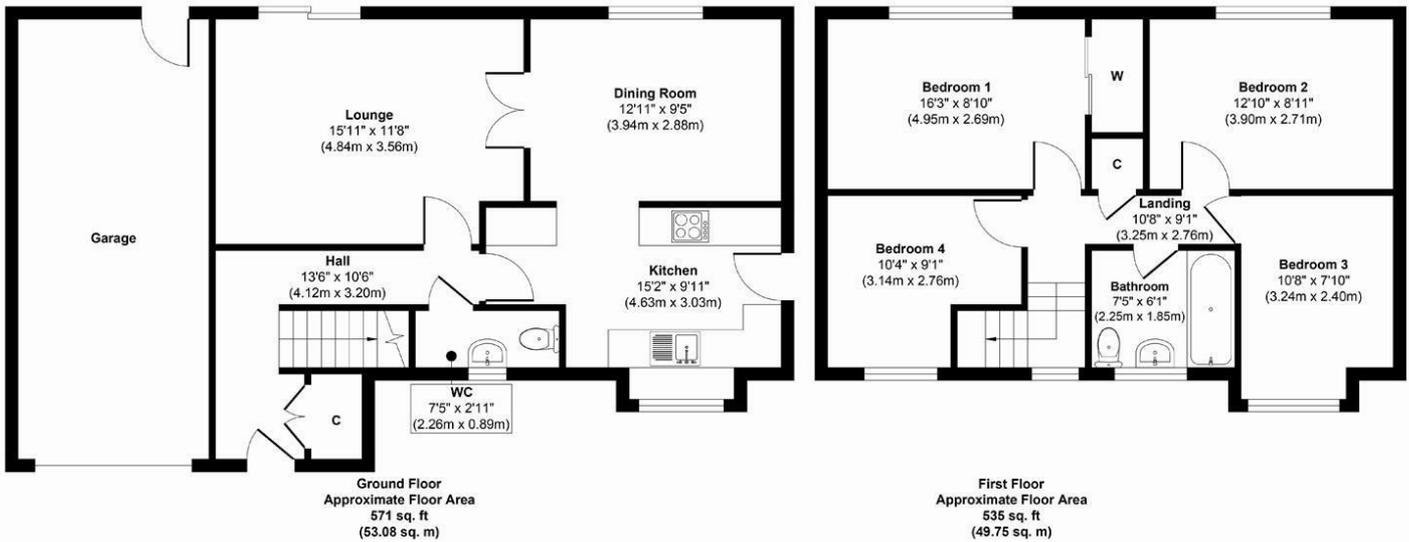
Coal mining area location: Not located on the coalfield.

Council: Newark & Sherwood District Council

Any planning permission in the area: see publicaccess.newark-sherwooddc.gov.uk/online-applications/



5 Elton Close, Balderton



Approx. Gross Internal Floor Area 1106 sq. ft / 102.83 sq. m (Excluding Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: D Council Tax Band: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Nottinghamshire
1 East Circus Street
Nottingham
NG1 5AF

01157043163
enquiries@kingswoodrim.co.uk
www.kingswoodrim.co.uk

kingswoodresidential
investment management