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**For Sale**  
NEWARK OFFICE:  
01636 700888  
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14 Nelson Road, New Balderton, Newark, Nottinghamshire, NG24 3EL    £242,000





## Property Description

A four bedroomed detached family home located within the popular and sought after area of New Balderton. The property provides generous sized accommodation and comprises of three reception rooms, dining kitchen, down stairs W.C, conservatory, family bathroom and en-suite to master bedrooms. Gardens front and rear, single garage and off road parking for three cars. UPVc double glazing and gas fired central heating. E.P.C rating C.

### ENTRANCE HALL

Door to outside. Stairs rising to the first floor. Doors off.

### STUDY

8' 0" x 7' 09" (2.44m x 2.36m) Double glazed window to the front elevation. Radiator and storage cupboard.

### CLOAKROOM

Fitted with a low flush W.C and pedestal wash hand basin. Radiator.

### LIVING ROOM

14' 0" x 12' 07" (4.27m x 3.84m) Double glazed window to the front elevation. Radiator.

### DINING KITCHEN

15' 10" x 10' 11" (4.83m x 3.33m) Double glazed window to the rear elevation. Fitted with a range of wall and base units surmounted by a work surface inset with sink and drainer. Fitted double gas oven with induction hob and extractor over. Space for fridge/freezer and plumbing for washing machine. Tiled flooring and splash back tiling to walls. Storage cupboard off.



### **DINING ROOM**

12' 0" x 8' 0" (3.66m x 2.44m) Double glazed window to the rear elevation. Radiator.

### **CONSERVATORY**

10' 0" x 10' 0" (3.05m x 3.05m) Window and doors to the rear patio area and garden. Tiled flooring.

### **FIRST FLOOR LANDING**

Loft access. Airing cupboard housing the water tank with shelving over. Doors off.

### **BEDROOM ONE**

18' 11" x 8' 01" (5.77m x 2.46m) Window to the front elevation. Radiator. Fitted wardrobe and further loft access. Door to:

### **EN-SUITE**

Comprising low flush W.C, pedestal wash hand basin and shower cubicle. Window to the rear elevation. Radiator.

### **BEDROOM TWO**

11' 09" x 8' 10" (3.58m x 2.69m) Window to the front elevation. Fitted wardrobe and radiator.

### **BEDROOM THREE**

10' 01" x 8' 09" (3.07m x 2.67m) Window to the rear elevation. Radiator.

### **BEDROOM FOUR**

8' 09" x 6' 07" (2.67m x 2.01m) Window to the front elevation. Radiator.

### **BATHROOM**

Window to the rear elevation. Fitted with a suite comprising low flush W.C, pedestal wash hand basin and panelled bath with shower over. Splash back tiling to walls.



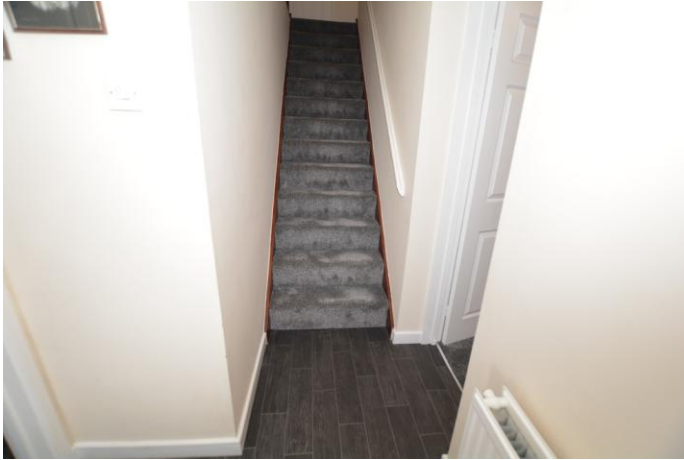
### **OUTSIDE**

A tarmac driveway leads to the single garage with a path to the front door. The front garden is laid mainly to lawn with a privet hedge and borders. A side gate leads to the rear garden which is laid to lawn with a large patio area, ideal for outside entertaining. Timber shed. The front of the house faces East and the rear garden faces West, ideal for outside entertaining in the summer months.









### **LOCAL AUTHORITY**

Newark and Sherwood District Council, Castle House,  
Great North Road, Newark, NG24 1BY

### **VIEWING INFORMATION**

By appointment with the agents office.

### **SERVICES**

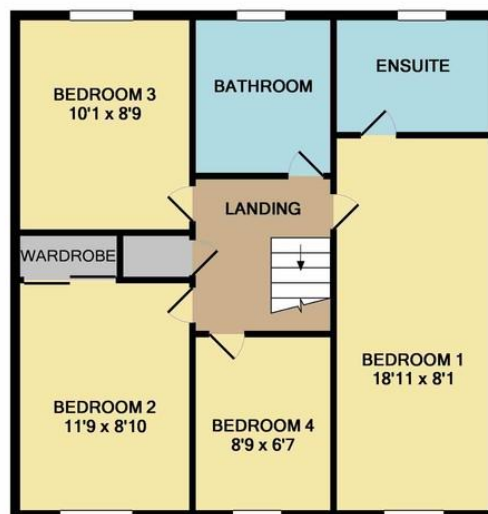
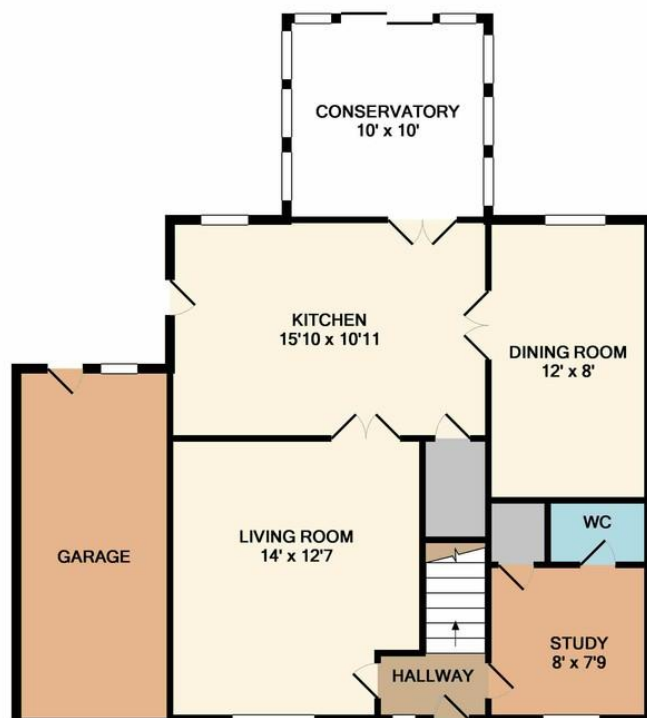
All mains services are connected to the property.  
Mains drainage. We have not tested any apparatus,  
equipment, fittings or services and so cannot verify that  
they are in working order. The buyer is advised to  
obtain verification from their solicitor or surveyor.

### **TENURE**

Freehold with vacant possession.







TOTAL APPROX. FLOOR AREA 1422 SQ.FT. (132.1 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Agents Note: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. All measurements are approximate 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 are advised to recheck the measurements.