



**17 Shelley Close, Balderton, Newark,
Nottinghamshire, NG24 3LS**

£195,000
Tel: 01636 611811

 **RICHARD
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A superbly refurbished semi detached 2 bedroom bungalow, offering as new living accommodation ideal for a couple looking to downsize. Improvements include; gas central heating with new boiler and radiators, electrical re-wire, re-plastering, new carpets and redecoration. Newly refitted kitchen and bathroom and replacement PVC soffit and fascias.

There are UPVC double glazed windows, a gas fired central heating system and the accommodation can be briefly described as follows; entrance hall, 14ft lounge, kitchen diner, 2 double bedrooms and a spacious shower room with a new suite including a walk in shower cubicle. Outside to the frontage there is a newly constructed brick wall, gravelled driveway with parking for 4 cars and a brick built garage. To the rear there is an enclosed garden with lawned areas and a patio terrace.

An early viewing is highly recommended to fully appreciate the quality of this refurbished bungalow.

Balderton is a village situated within 3 miles of Newark town centre and commuting distance of Nottingham, Lincoln and Leicester. Local amenities include Sainsburys, Lidl, Tesco and One Stop stores, a medical centre, pharmacy, post office, three public houses and a library. The village has two primary schools including the popular Chuter Ede Primary School and the Newark Academy rated Good by Ofsted. There are nearby access points for the A1 and A46 dual carriageways. Fast trains are available from Newark Northgate station with a journey time to London Kings Cross of approximately 75 minutes.

The bungalow is constructed of brick elevations under a tiled roof covering, the extension at the rear has a flat roof. The accommodation can be more fully described as follows:

ENTRANCE HALL

With UPVC double glazed front entrance door, ceramic tiling in the entrance area and radiator with the remainder of the hallway being carpeted. Built in cupboard, loft access hatch.

LOUNGE

14'2 x 10'8 (4.32m x 3.25m)



With radiator, walk in UPVC double glazed window to the front elevation, UPVC double glazed window to the side elevation, fireplace opening housing an electric stove which is hard wired, TV point, 3 double power points.

KITCHEN DINER

12'8 x 8'7 (3.86m x 2.62m)



Plus dining area 6'10 x 7'9. a spacious L shape open plan kitchen diner, with UPVC double glazed French doors at the rear giving access to the garden and a UPVC double glazed window. Radiator, ceramic tiled flooring

throughout, LED ceiling lights.

Newly fitted kitchen units supplied by DIY Kitchens of Pontefract comprise; a range of dove grey painted wood grain shaker design units with base cupboards and drawers including pan drawer and pull out shelving unit, working surfaces over with resin molded sink and drainer, space and plumbing for an automatic washing machine, space for a fridge or freezer. Built in appliances include; a Zanussi electric oven and hob, Cook & Lewis extractor. Tall cupboard ideal for storage which also houses a new Ideal 1224 Combination gas fired central heating boiler and the electrical consumer unit. There are wall mounted cupboards.





BEDROOM ONE
11'10 x 8'10 (3.61m x 2.69m)



With radiator, UPVC double glazed window to the front elevation.

BEDROOM TWO
8'9 x 11'7 (2.67m x 3.53m)



With radiator, UPVC double glazed window to the rear elevation.

SHOWER ROOM
8'8 x 5'10 (2.64m x 1.78m)



With UPVC double glazed window to the rear elevation, ceramic tiled floor covering, chrome towel radiator, LED downlights and extractor fan, newly fitted suite comprising; walk in shower cubicle with glass screen, low threshold molded resin anti slip shower tray, tiling to the walls and wall mounted rain head and hand shower. White

suite with butler sink and vanity cupboard below, low suite WC, contrasting gloss black tall storage cupboard, the walls are part tiled with gloss stone effect tiling.

OUTSIDE

The property occupies a generous sized plot. To the frontage there is a newly constructed brick wall, gravelled drive extending to the front and side of the house, with parking for 4 cars.

GARAGE



Brick built garage with up and over door.

Rendered wall with a new gate giving access to the enclosed rear garden.



POSSESSION

Vacant possession will be given on completion.

MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

REAR GARDEN



With sizeable lawned areas, concrete patio terrace and paved paths along the rear of the bungalow, there are borders and a concrete yard area at the rear of the garden.

VIEWING

Strictly by appointment with the selling agents.

TENURE

The property is freehold.

SERVICES

Mains water, electricity, gas and drainage are all connected to the property.

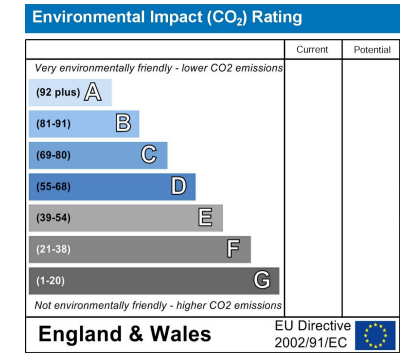
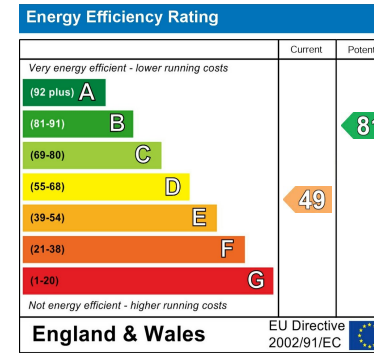


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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