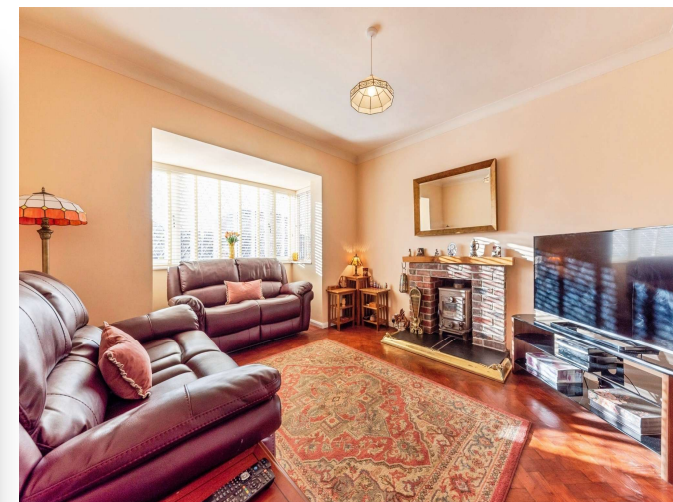




Acacia Road, Balderton Newark NG24 3AE

welcome to

Acacia Road, Balderton Newark

Spacious detached family home ideally located in the sought after village of Balderton, with easy access into the town centre and the A1. The property benefits from close links to schools and amenities as well as offering three reception rooms and three bedrooms.



Entrance Hall

Having a radiator, understairs storage and window.

Lounge

Featuring a multi-fuel log burner, radiator, double glazed bay window and double doors leading to the:

Dining Room

Having a radiator, tiled flooring, French doors to the rear and archway to:

Reception Three

There is a multi-fuel log burner and radiator.

Kitchen

Fitted with a range of wall and base units with work surfacing over, tiled splashbacks, sink, electric oven, hob, extractor, plumbing for washing machine, plumbing for dishwasher, space for fridge freezer, radiator and double glazed window.

First Floor Landing

Having access to the boarded loft.

Bedroom One

There is a radiator and double glazed window.

Bedroom Two

Having a radiator and double glazed window.

Bedroom Three

There is a storage cupboard, radiator and double glazed window.

Bathroom

Fitted with a suite comprising of a bath with shower over, wash hand basin, WC, heated towel rail, tiled walls and double glazed window.

Separate WC

Having a WC, tiled walls and double glazed window.

Outside Front

To the front of the property there is a driveway providing parking for three vehicles, paved area and side access.

Garage

Having up and over door and power.

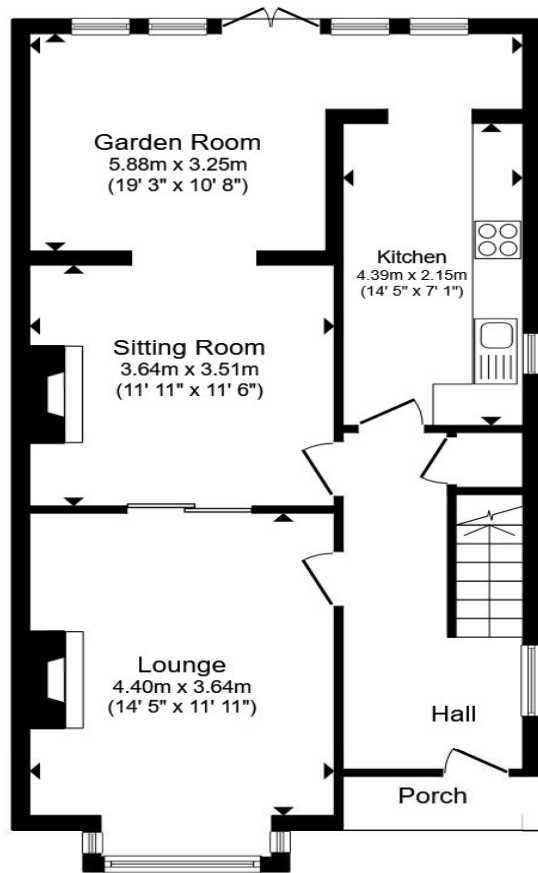
Rear Garden

The fully enclosed rear garden has a lawn, patio and summerhouse.

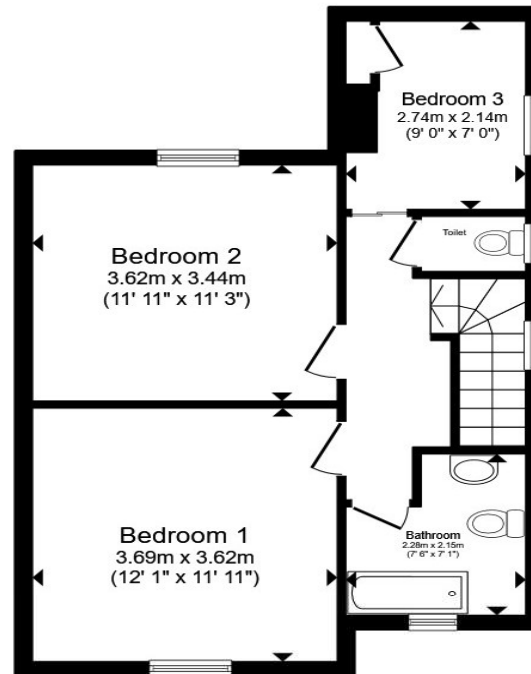


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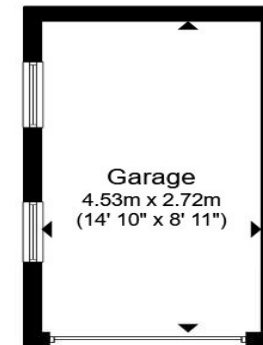




Ground Floor



First Floor



Garage

Total floor area 125.5 m² (1,351 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Acacia Road, Balderton Newark

- DETACHED FAMILY HOME
- THREE BEDROOMS
- THREE RECEPTION ROOMS
- GARAGE
- DRIVEWAY

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

£350,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NWK106413



Property Ref:
NWK106413 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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