



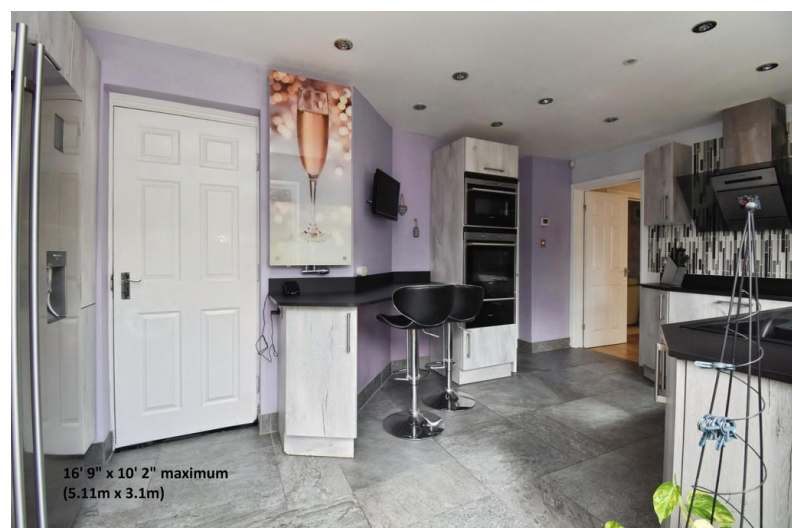
**6 Anderson Close, Balderton,
Newark, NG24 3GD**



Book a Viewing!

Guide Price £325,000

Tucked away in a lovely cul-de-sac position, this beautifully modernised detached family home combines contemporary style with a practical layout ideal for everyday living. A welcoming entrance hall sets the tone, leading to a convenient downstairs cloakroom and a stunning refitted kitchen-breakfast room, complete with appliances and direct access to both the garage and the rear garden. The living room flows through double doors into the dining room, which in turn opens to a light-filled conservatory overlooking the garden – perfect for relaxing or entertaining. Upstairs, the refitted family bathroom features a sleek four-piece suite with both a bath and a separate shower cubicle, while the master bedroom enjoys its own contemporary en-suite shower room and three further bedrooms provide comfortable accommodation for family or guests. Outside the rear garden offers a blend of lawn and paved patio space with gated side access.





16' 9" x 10' 2" maximum
(5.11m x 3.1m)



9' 8" x 8' 9"
(2.95m x 2.67m)



9' 2" x 8' 6"
(2.79m x 2.59m)

LOCATION

Balderton village has a range of amenities including two primary schools and two secondary schools, a range of local independent shops and high street supermarkets, doctors surgery and local pubs. Newark Town Centre is approximately 2 miles away which offers further shops and leisure facilities and has excellent transport links.

ACCOMMODATION

ENTRANCE HALL

16' 2" x 5' 10" (4.93m x 1.78m) With uPVC double glazed opaque door, laminate flooring, radiator, built-in storage cupboard, stairs to the first floor and doors to the kitchen breakfast room, living room and downstairs WC.

LIVING ROOM

16' 6" x 10' 11" (5.03m x 3.33m) With uPVC double glazed window to the front elevation, radiator, gas fire suite with wooden surround and marble hearth and double doors to the dining room.



16' 6" x 10' 11"
(5.03m x 3.33m)

DINING ROOM

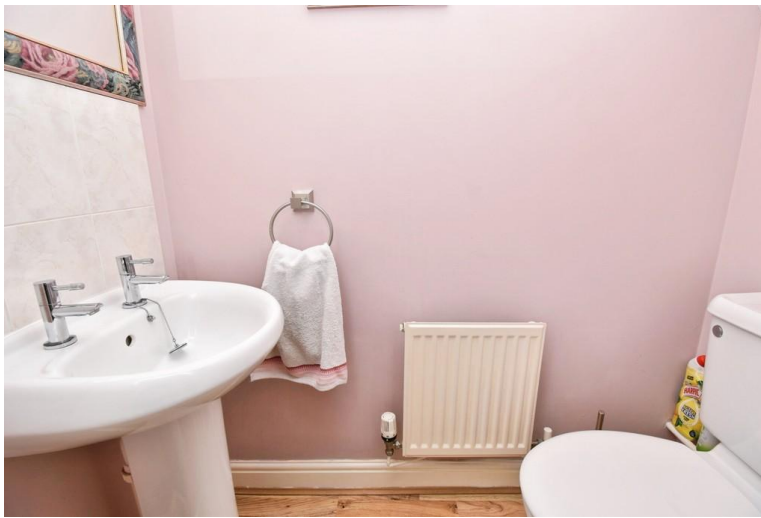
9' 8" x 8' 9" (2.95m x 2.67m) With laminate flooring, radiator and uPVC double glazed French doors leading to the conservatory at the rear.

CONSERVATORY

9' 2" x 8' 6" (2.79m x 2.59m) Brick and uPVC double glazed construction with French doors onto the garden, polycarbonate roof and tiled floor.

KITCHEN BREAKFAST ROOM

16' 9" x 10' 2" maximum (5.11m x 3.1m) Re-fitted with a modern range of wall and base units and a worksurface incorporating a breakfast bar and a 1½ bowl sink unit with a stainless steel mixer tap, fitted oven, fitted combination microwave oven and warming drawer, built-in wine fridge, spaces for a large American style fridge, freezer and integrated dishwasher, fitted ceramic hob and the stainless steel extractor hood, LED plinth lighting, inset spotlights, feature vertical picture radiator, personal door leading to garage, uPVC double glazed windows and door onto the rear garden.

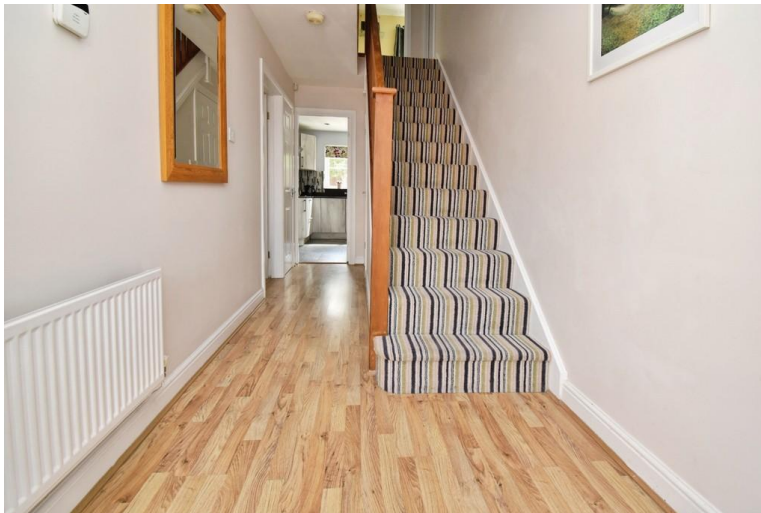


WC

Fitted with a two piece suite; low-level WC and pedestal wash handbasin. Radiator, laminate flooring and extractor.

LANDING

Galleried landing with uPVC double glazed window to the front elevation, radiator, access to the loft and doors to the four bedrooms and family bathroom.



MASTER BEDROOM

12' 1" x 10' 11" (3.68m x 3.33m) With uPVC double glazed window to the front elevation, radiator, built in wardrobes and door to en-suite.

EN-SUITE

5' 3" x 4' 10" (1.6m x 1.47m) Re-fitted with a contemporary suite, comprising a low-level WC, wash handbasin within a vanity unit and shower cubicle with an electric shower, tiled walls, tiled floor, electric shaver point, extractor, inset spotlights and heated towel rail.



BEDROOM TWO

12' 10" x 12' 2" (3.91m x 3.71m) With uPVC double glazed window to the rear elevation, large wardrobe and a radiator.

BEDROOM THREE

12' 10" x 8' 6" (3.91m x 2.59m) With uPVC double glazed window to the rear elevation and a radiator.



12' 1" x 10' 11"
(3.68m x 3.33m)

BEDROOM FOUR

8' 11" x 8' 5" (2.72m x 2.57m) With uPVC double glazed window to the front elevation and a radiator.

FAMILY BATHROOM

8' 7" x 6' 4" (2.62m x 1.93m) Re-fitted with a white contemporary four piece suite, comprising a panelled bath with mixer shower attachment, wash hand basin unit, low-level WC and shower cubicle with a mains fed shower, tiled walls, tiled floor, extractor, inset spotlights, electric shaver point, heated towel rail and uPVC double glazed opaque window to the side elevation.



5' 3" x 4' 10"
(1.6m x 1.47m)

GARAGE

16' 4" x 8' 6" (4.98m x 2.59m) Having an up and over door, personnel door into the property, lighting, power and plumbing for a washing machine.

OUTSIDE

To the front there is an open plan lawn with borders for plants and shrubs pressed driveway providing off street parking and access to the garage. The rear garden has been landscaped with lawn and has gravelled and paved patio areas. There is also an outside tap, power points, a shed, security lighting and gated access at the side.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.



12' 10" x 8' 6"
(3.91m x 2.59m)



12' 10" x 12' 2"
(3.91m x 3.71m)



WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

<https://www.mundys.net/refer-us/>

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

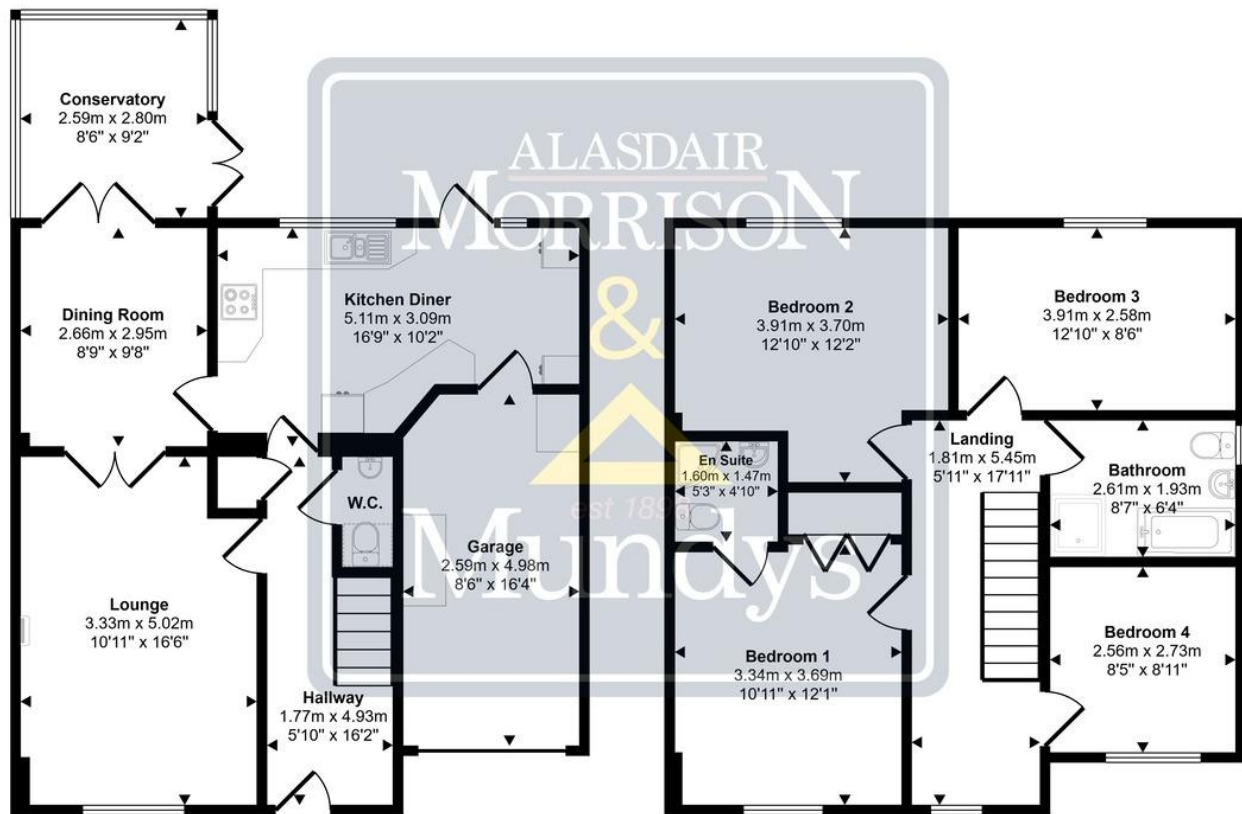
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by your self on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.



Ground Floor
 Approx 70 sq m / 754 sq ft

First Floor
 Approx 64 sq m / 693 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



46 Middle Gate
 Newark
 NG24 1AL
newark@amorrison-mundys.net
 01636 700888

22 King Street
 Southwell
 NG25 0EN
southwell@amorrison-mundys.net
 01636 813971

29 Silver Street
 Lincoln
 LN2 1AS
info@mundys.net
 01522 510044

22 Queen Street
 Market Rasen
 LN8 3EH
info@mundys.net
 01673 847487

Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.