



Halifax Road, Fernwood, Newark

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OLIVER REILLY



Halifax Road, Fernwood, Newark

- MODERN SEMI-DETACHED HOME
- HIGHLY DESIRABLE LOCATION
- STYLISH KITCHEN & INTEGRATED APPLIANCES
- ENCLOSED REAR GARDEN
- EASE OF ACCESS ONTO A1 & A46
- TWO DOUBLE BEDROOMS
- GF W.C & FIRST FLOOR BATHROOM
- TWO ALLOCATED PARKING SPACES
- IDEAL FIRST TIME/ INVESTMENT PURCHASE
- Tenure: Freehold EPC: 'B' (83)

GET YOUR FOOT ONTO THE LADDER!

Here we have a great opportunity to acquire a wonderful TWO DOUBLE BEDROOM home. Ideally located for ease of access onto the A1, A46 and into Newark Town Centre. Surrounded by heaps of excellent local amenities. This fantastic MODERN-DAY GEM was constructed in 2020 and still remains within NHBC WARRANTY. Presenting itself as an ideal first time home or low-maintenance investment. The property boasts a well-planned layout, with attractive contemporary accommodation comprising: Entrance hall, lounge, ground floor W.C and a stylish modern kitchen, full of integrated appliances. The first floor landing hosts access into TWO DOUBLE BEDROOMS and a central three-piece bathroom. Externally, the property enjoys a fully enclosed, easily maintained rear garden. The front aspect boasts ample parking opportunities, with TWO ALLOCATED PARKING SPACES. Positioned next to the property itself. Further benefits of this stylish contemporary home include uPVC double glazing throughout, a high energy efficiency rating (EPC: B) and gas central heating, via a combination boiler. MAKE YOUR MOVE... A perfect starter home awaits. Ready and waiting for your appreciation!



Offers in excess of £190,000



ENTRANCE HALL:

3'4 x 3'4 (1.02m x 1.02m)
Accessed via a secure composite front entrance door. Providing carpeted flooring, a single panel radiator, ceiling light fitting, the electrical RCD consumer unit and access into the lounge.

LOUNGE:

12'10 x 12'0 (3.91m x 3.66m)
Providing carpeted flooring, a double panel radiator, ceiling light fitting, electronic central heating thermostat, telephone and TV point, carpeted stairs rising to the first floor, with an open-spindle balustrade, uPVC double glazed window to the front elevation. Access into the Inner hall/ dining kitchen. Max Measurements provided.

GROUND FLOOR W.C:

6'1 x 3'5 (1.85m x 1.04m)
Providing tiled flooring, a low-level W.C, pedestal wash hand basin with chrome mixer tap and tiled walled splash back. Ceiling light fitting. Obscure uPVC double glazed window to the side elevation.

KITCHEN/DINER:

12'10 x 11'6 (3.91m x 3.51m)
Providing stylish patterned tiled flooring The extensive modern kitchen hosts a vast range of complementary fitted wall and base units, with laminate roll-top work surfaces over and up-stands. Kick-board heater. Inset stainless steel sink with drainer and mixer tap. Integrated electric oven with four ring induction hob over and stainless steel extractor hood above, with clear-glass splash back. Integrated fridge freezer, dishwasher and washing machine. Access to the concealed 'IDEAL' combination boiler. Recessed ceiling spotlights, ceiling light fitting, carbon monoxide alarm, fitted storage cupboard. uPVC double glazed French doors give access into the enclosed rear garden. Max Measurements provided.

FIRST FLOOR LANDING:

6'1 x 2'9 (1.85m x 0.84m)
Providing carpeted flooring, an open-spindle balustrade, single panel radiator, loft hatch access point and smoke alarm. Access into the bathroom and both double bedrooms.

MASTER BEDROOM:

12'10 x 9'5 (3.91m x 2.87m)
A generous DOUBLE bedroom. Located at the front of the property. Providing carpeted flooring, a single panel radiator, electronic central heating thermostat, ceiling light fitting and large over-stairs fitted storage cupboard. uPVC double glazed window to the front elevation. Max Measurements provided.

BEDROOM TWO:

12'10 x 7'6 (3.91m x 2.29m)
A further DOUBLE bedroom. Providing carpeted flooring, as single panel radiator, ceiling light fitting and uPVC double glazed window to the rear elevation. Overlooking the enclosed garden.

**FIRST FLOOR BATHROOM:**

6'4 x 6'1 (1.93m x 1.85m)

Of attractive modern design. Providing vinyl flooring. A panelled bath with chrome mixer tap and mains shower facility with a wall-mounted clear glass shower screen and floor to ceiling tiled splash backs. Low-level W.C, pedestal wash hand basin with chrome mixer tap. Stylish medium height tiled splash backs. Chrome heated towel rail, ceiling light fitting, shaver point and extractor fan. Obscure uPVC double glazed window to the side elevation.

ALLOCATED PARKING SPACES:

The property provides TWO allocated side-by-side parking spaces, via a tarmac drive. Located to the left hand side of the property itself.

EXTERNALLY:

The front aspect provides a paved pathway, leading to the front entrance door with an external light. The front garden is laid to lawn with an established border with shrubs. A secure timber left side access gate opens onto a paved pathway, with external tap, leading into the fully enclosed rear garden. Predominantly laid to lawn, with a small paved patio, raised plant bed and provision for garden shed. There are fully fenced side and rear boundaries.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via an 'IDEAL' boiler and uPVC double glazing throughout.

PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

Tenure: Freehold. Sold with vacant possession.

Approximate Size: 601 Square Ft.

Measurements are approximate and for guidance only.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'B'

EPC: Energy Performance Rating: 'B' (83)

Local Information & Amenities: Fernwood

Fernwood is situated on the outskirts of Balderton. This modern-day village provides a variety of properties for first time buyers, families and Investors. There is a regular bus service into Newark and there are a host of useful local amenities within the village, such as a local shop, village hall, sports field, hairdressers, a BRAND NEW secondary school, take away, wine bar and a public house set within walking distance of the development. The area has excellent road links onto the A1 and good access to a range of secondary schools towards Lincoln and Grantham. The historic market town of Newark-On-Trent is situated approximately 3.5 miles away from Fernwood Village, steeped with a lasting heritage and a wide selection of Independent retailers/high street shops, public houses, restaurants and eye-catching sites to see. There is also a generous selection of amenities in Balderton, including Sainsburys, Tesco Express, Lidl, Londis, a local post office, pharmacy, public houses and popular primary and secondary schools.

Viewing Arrangements:

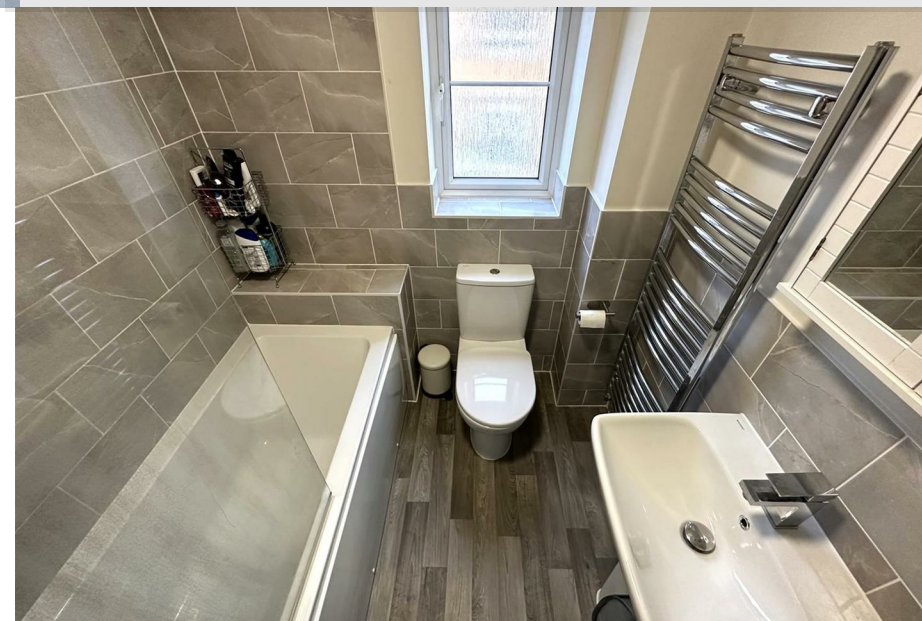
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

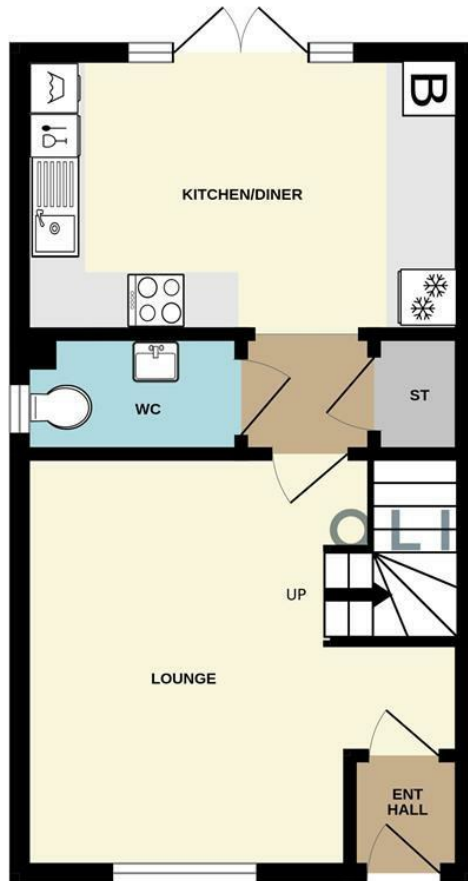
Draft Details-Awaiting Approval:

These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.

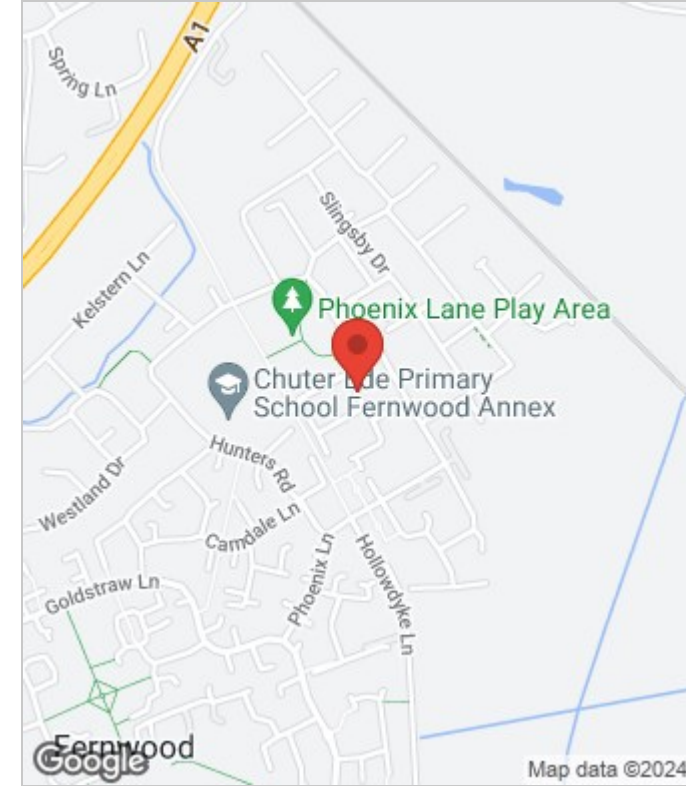
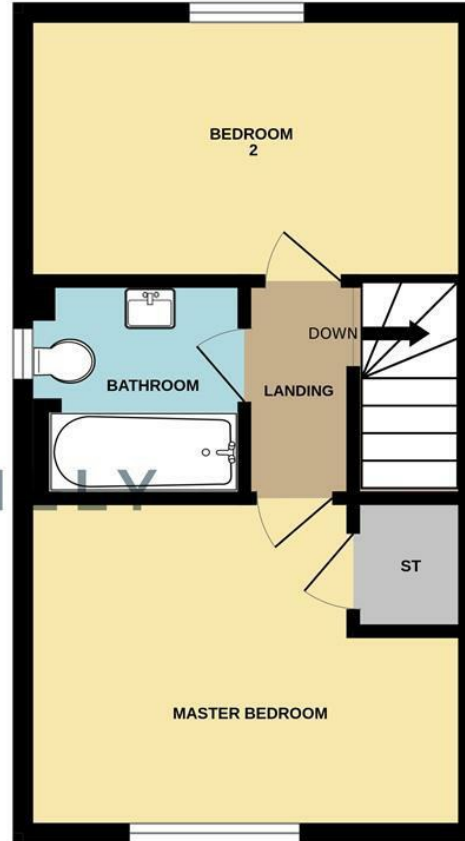




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

