



Dale Crescent, Fernwood, Newark

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 OLIVER REILLY



Dale Crescent, Fernwood, Newark

Guide Price £175,000 - £185,000

- CHARMING END-TERRACE HOME
- POPULAR RESIDENTIAL LOCATION
- STUNNING DINING KITCHEN
- WELL-APPOINTED ENCLOSED GARDEN
- OFF-STREET PARKING POTENTIAL
- THREE WELL-PROPORTIONED BEDROOMS
- NO LOCAL SERVICE CHARGES
- LARGE DUAL-ASPECT LIVING ROOM
- UNSPOILED RURAL OUTLOOK
- Tenure: Freehold EPC 'C' (70)

Guide Price: £175,000 - £185,000. HOME IS WHERE THE HEART IS!

Take a look at this charming family-sized END terrace home. Positioned within a highly renowned residential location, with the added benefit of NO LOCAL SERVICE CHARGES! Yet all the perks of the excellent local amenities, school links and ease of access onto the A1 and A46. What more could you want? This lovely, well-maintained and generously proportioned home has been tastefully enhanced in recent years, with the added benefit of a modernised kitchen, partial replacement windows, doors and a BRAND NEW central heating system. The property's sizeable internal layout comprises: Entrance hall, large dual-aspect bow-fronted living room and a STYLISH 19 FT DINING KITCHEN. Steeped in style and boasting a vast range of integrated modern appliances. The first floor provides THREE SPACIOUS BEDROOMS, a first floor W.C and separate two-piece family bathroom, with scope to utilise as one. Externally, the surprises don't end there! The well-appointed and fully enclosed tiered rear garden is a real delight, with an extensive paved seating area and a LOVELY unspoiled rural outlook behind. The front aspect hosts a large frontage with ample space and gravelled hard-standing for a multi-car driveway, subject to a dropped kerb. Further benefits of this delightful, warm and welcoming family residence include double glazing throughout and gas central heating via a newly installed 'Worcester' combination boiler, with warranty remaining. STEP INSIDE and fully appreciate this alluring property! Your next move awaits!



ENTRANCE HALL:

9'5 x 5'9 (2.87m x 1.75m)

Accessed via a secure uPVC front entrance door, with a uPVC double glazed window to the front elevation. Providing laminate flooring, carpeted stairs rising to the first floor, a ceiling light fitting, central heating thermostat, smoke alarm, double panel radiator. Access into the dining kitchen and living room.

LARGE LIVING ROOM:

19'5 x 11'2 (5.92m x 3.40m)

A GENEROUS RECEPTION ROOM. Providing carpeted flooring, a ceiling light fitting, fireplace with a gas fire, raised hearth and decorative surround. TV point, double panel radiator. Painted double glazed bow-window to the front elevation. uPVC double glazed sliding doors open out into the garden.

STYLISH DINING KITCHEN:

19'4 x 13'9 (5.89m x 4.19m)

OF STYLISH CONTEMPORARY DESIGN. Enjoying modern tiled flooring. The extensive grey shaker-style fitted kitchen hosts a range of fitted wall and base units with oak roll-top work surfaces over and white brick-effect tiled splash backs. Inset 1.5 bowl ceramic sink with drainer and flexi-spray mixer tap. Integrated dishwasher, washer dryer and 'ZANUSSI' electric oven with a four ring induction hob over and stainless steel extractor fan above. Provision for an American-style fridge freezer. Two ceiling light fittings, stylish vertical radiator. Access to the electrical RCD consumer unit and electricity meter. uPVC double glazed window to the front elevation and a painted double glazed window to the rear elevation. A secure obscure uPVC double glazed rear external door, leads out into the garden. Max measurements provided.

FIRST FLOOR LANDING:

9'6 x 2'8 (2.90m x 0.81m)

With carpeted flooring, a ceiling light fitting, smoke alarm, loft hatch access point, with extensive insulation. Two fitted storage cupboards. One of which houses the modern 'WORCESTER' combination boiler. Installed in December 2023. Access into the first floor W.C, family bathroom and all three well-proportioned bedrooms.

MASTER BEDROOM:

14'5 x 10'7 (4.39m x 3.23m)

A GENEROUS DOUBLE BEDROOM. Located at the front of the property. Providing carpeted flooring, a ceiling light fitting, double panel radiator and a painted double glazed window to the front elevation. Max measurements provided.

BEDROOM TWO:

14'5 x 9'8 (4.39m x 2.95m)

AN ADDITIONAL DOUBLE BEDROOM. Located at the rear of the property. Providing carpeted flooring, a ceiling light fitting, double panel radiator and a painted double glazed window to the rear elevation. Overlooking the well-appointed rear garden, with an unspoiled rural outlook behind. Max measurements provided.





BEDROOM THREE:

10'7 x 9'4 (3.23m x 2.84m)

A further sizeable bedroom. Providing carpeted flooring, a ceiling light fitting, double panel radiator and a painted double glazed window to the front elevation. Max measurements provided.

FIRST FLOOR W.C:

5'5 x 3'0 (1.65m x 0.91m)

With tile-effect flooring, a low-level W.C, ceiling light fitting and an obscure painted double glazed window to the rear elevation.

FAMILY BATHROOM:

6'2 x 5'5 (1.88m x 1.65m)

With tile-effect flooring. A wooden panelled bath with chrome taps and a wall mounted ceramic wash hand basin. Ceiling light fitting, double panel radiator and a painted obscure double glazed window to the rear elevation.

EXTERNALLY:

The front aspect provides a well-appointed frontage, with potential for a multi-car driveway, via gravelled hard-standing. A paved pathway leads to the front entrance door, via a low-level wrought iron entrance gate. There is a pivot hedged left side boundary and a low-level walled right side boundary. The tiered rear garden is of a very generous proportion. Providing a large paved seating area, with steps down to a lower-level lawn area, with established shrubs. Steps lead down to the bottom of the garden, with provision for a garden shed. There is an outside tap, fenced side and rear boundaries. A secure wooden rear access gate leads onto a shared pathway, which is owned by this property, with a right of access from one neighbouring home. PLEASE NOTE: There is NO SHARED ACCESS across the properties rear garden. AA further highlight is the lovely unspoiled rural outlook behind.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a newly installed (December 2023) 'WORCESTER' combination boiler, cavity wall insulation and 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.

NO LOCAL SERVICE CHARGES:

We can confirm that there are NO LOCAL SERVICES charges applicable with this property, despite being located in Fernwood. For further information, please speak to the selling agent.

Approximate Size: 919 Square Ft.

Measurements are approximate and for guidance only.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'A'

EPC: Energy Performance Rating: 'C' (70)

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:

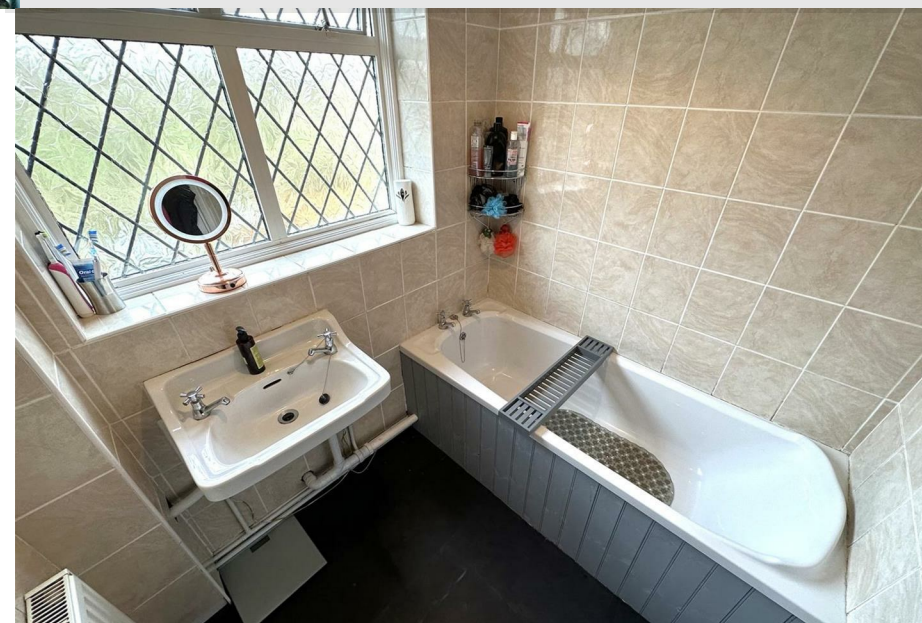
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

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:

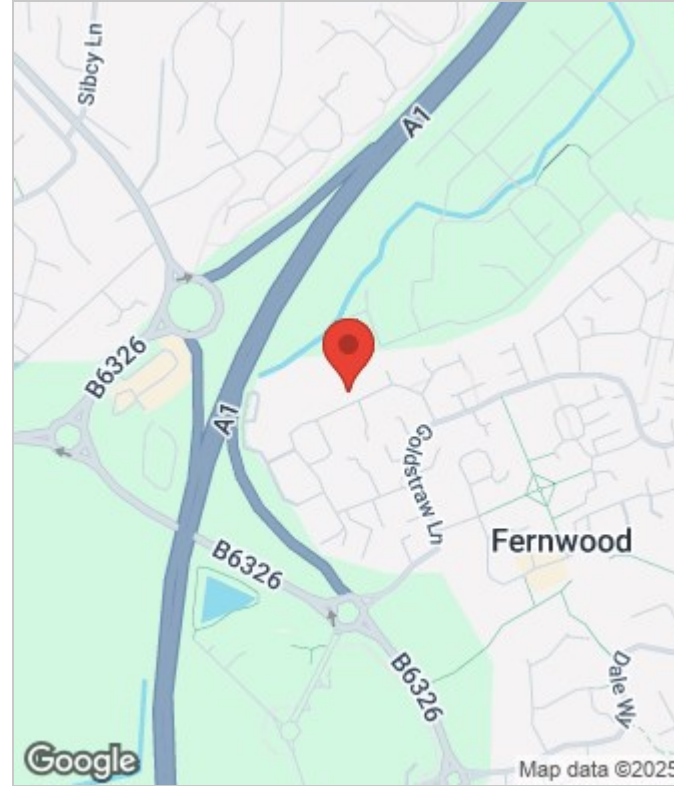
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC

