



Marron Close, Fernwood, Newark

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 OLIVER REILLY



# Marron Close, Fernwood, Newark

Guide Price £330,000 - £340,000

- SUBSTANTIAL DETACHED HOME
- DESIRABLE RESIDENTIAL LOCATION
- GF W.C & UTILITY ROOM
- GF STUDY & FIRST FLOOR LOUNGE WITH BALCONY
- ENCLOSED GARDEN, TANDEM DRIVEWAY & DETACHED GARAGE
- VERSATILE THREE-STOREY LAYOUT
- FOUR DOUBLE BEDROOMS
- OPEN-PLAN LIVING/DINING KITCHEN
- BATHROOM, SHOWER ROOM & MASTER EN-SUITE
- NO CHAIN! Tenure: Freehold EPC 'C'

Guide Price: £330,000 - £340,000. SPACE, VERSATILITY & TRANQUILITY...!

Boasting a wonderfully substantial three-storey layout and STANDING PROUD in the heart of the desirable modern-day village of Fernwood. Situated close to a wide array of amenities and transport links. Providing ease of access onto the A1 and A46. This sought-after and eye-catching family-sized home is crying out to be lived in! providing deceptively generous accommodation, spanning almost 1,700 square/ft. Comprising: Entrance hall, ground floor W.C, utility room, study, extensive kitchen with OPEN-PLAN access into a TRIPLE ASPECT LOUNGE/DINER. The copious DUAL-ASPECT first floor landing offers a DOUBLE BEDROOM with fitted wardrobes and a Jack & Jill en-suite shower room, a substantial living room, with French doors opening out onto a WONDERFUL BALCONY. Picture-perfect for relaxing in the sunshine, with a partial tree-lined outlook behind. The second floor landing benefits from a three-piece family bathroom. THREE FURTHER DOUBLE BEDROOMS. All boasting extensive fitted wardrobes, with a large en-suite shower room serving the master bedroom. Externally, you can't fault the delightful, fully enclosed rear garden. Providing a paved patio via the BI-FOLD DOORS in the living area. The front aspect is greeted by a large carport, leading to a DETACHED GARAGE. Providing power, lighting and an electric charging port. Further benefits of this Impressive, spacious and well-maintained residence include uPVC double glazing throughout and gas central heating. Enjoying CONTEMPORARY LIVING AT ITS FINEST. This stand-out home is the REAL DEAL! Step inside in order to gain a full sense of appreciation for the extensive layout and high-degree of flexibility available. Marketed with NO ONWARD CHAIN!



**ENTRANCE HALL:** 14'8 x 6'4 (4.47m x 1.93m)  
 Accessed via the front entrance door. Providing tiled flooring, carpeted stairs rising to the first floor, with an open-spindle balustrade, two ceiling light fittings, a smoke alarm, double panel radiator, alarm control panel, telephone point, central heating thermostat and access to the electrical RCD consumer unit. The hallways leads into the study, kitchen, utility room and ground floor W.C.

**GROUND FLOOR W.C:** 5'5 x 2'9 (1.65m x 0.84m)  
 With tiled flooring, a low-level W.C and a pedestal wash hand basin with chrome taps and partial wall tiled splash backs. Single panel radiator, ceiling light fitting and extractor fan.

**UTILITY ROOM:** 6'4 x 4'4 (1.93m x 1.32m)  
 With tiled flooring. Providing fitted wall and base units with laminate roll-top work surfaces over. Inset stainless steel sink with drainer. Under counter plumbing/ provision for a washing machine and tumble dryer. Single panel radiator, ceiling light fitting, extractor fan and an obscure uPVC double glazed window to the side elevation.

**STUDY:** 10'9 x 6'3 (3.28m x 1.91m)  
 With carpeted flooring, a ceiling light fitting, single panel radiator, extensive fitted study space, with work surfaces, shelving, over-head cupboard and fitted base units. uPVC double glazed window to the front elevation.

**KITCHEN:** 12'8 x 10'9 (3.86m x 3.28m )  
 With tiled flooring. Providing an extensive range of fitted wall and base units with laminate roll-top work surfaces over and up-stands. Inset 1.5 bowl stainless steel sink with chrome mixer tap, drainer and partial wall tiled splash backs. Integrated medium height 'AEG' electric oven, separate five ring 'AEG' gas hob with stainless steel extractor fan above. Integrated fridge freezer and dishwasher. Recessed ceiling spotlights and a uPVC double glazed window to the side elevation. OPEN-PLAN access through to the living, dining space.

**TRIPLE-ASPECT LIVING SPACE:** 16'5 x 9'8 (5.00m x 2.95m)  
 A generous reception space. Providing continuation of the tiled flooring from the kitchen. Two ceiling light fittings, two double panel radiator, a TV/ telephone point and a uPVC double glazed window to the left and right side elevation. uPVC double glazed BI-FOLDING DOORS open out into the garden.

**FIRST FLOOR LANDING:** 19'4 x 9'9 (5.89m x 2.97m)  
 A generous DUAL-ASPECT space. Providing carpeted flooring, two ceiling light fitting, smoke alarm, a double panel radiator, 'HIVE' central heating thermostat and carpeted stairs rising to the first floor, with an open-spindle balustrade. uPVC double glazed window to the front and rear elevation. Large fitted airing cupboard houses the 'IDEAL' gas combination boiler. Access into the third bedroom, Jack & Jill shower room and spacious living room. Max measurements provided.

**DUAL-ASPECT LIVING ROOM:** 19'4 x 10'9 (5.89m x 3.28m)  
 A spacious reception room. Providing carpeted flooring, two ceiling light fittings, two single panel radiators, TV point, a decorative central feature fireplace with hearth and surround. uPVC double glazed window to the front elevation. uPVC double glazed French doors open onto the extensive balcony at the rear.

**LARGE FIRST FLOOR BALCONY:** 16'6 x 10'5 (5.03m x 3.18m)  
 A generous and relaxing external seating space. With decking and wrought-iron railings. Overlooking the garden, with a tree-lined outlook in the distance.





**BEDROOM THREE:**

12'6 x 9'3 (3.81m x 2.82m)  
A well-appointed double bedroom. Providing carpeted flooring, a single pane radiator, ceiling light fitting and a double fitted wardrobe. uPVC double glazed window to the front elevation. Access into the Jack & Jull shower room. Max measurements provided.

**FIRST FLOOR SHOWER ROOM:**

5'10 x 5'8 (1.78m x 1.73m)  
Providing tile-effect vinyl flooring. A fitted shower cubicle with mains shower facility and floor to ceiling tiled splash backs. A low-level W.C and a pedestal wash hand basin with chrome mixer tap. Medium height wall tiled splash backs. Double panel radiator, shaver point, ceiling light fitting and extractor fan. Obscure uPVC double glazed window to the rear elevation.

**SECOND FLOOR LANDING:**

6'10 x 3'8 (2.08m x 1.12m)  
With carpeted flooring, a ceiling light fitting, smoke alarm and loft hatch access point. There is access into the family bathroom and all three DOUBLE bedrooms.

**MASTER BEDROOM:**

14'4 x 9'6 (4.37m x 2.90m )  
A LARGE DOUBLE BEDROOM. Providing carpeted flooring, a ceiling light fitting, single panel radiator, TV point, two sets of extensive fitted wardrobes and a uPVC double glazed window to the front elevation. Access into the en-suite shower room. Max measurements provided.

**EN-SUITE SHOWER ROOM:**

9'5 x 4'8 (2.87m x 1.42m)  
Providing tile-effect vinyl flooring. A fitted shower cubicle with mains shower facility and floor to ceiling tiled splash backs. A low-level W.C and a pedestal wash hand basin with chrome mixer tap. Medium height wall tiled splash backs. Single panel radiator, shaver point, ceiling light fitting and extractor fan. Obscure uPVC double glazed window to the rear elevation. Max measurements provided.

**BEDROOM TWO:**

14'3 x 9'6 (4.34m x 2.90m)  
A large DOUBLE bedroom. Providing carpeted flooring, a ceiling light fitting, single panel radiator, double fitted wardrobe and two uPVC double glazed windows to the front elevation.

**BEDROOM FOUR:**

10'6 x 9'6 (3.20m x 2.90m)  
An additional DOUBLE bedroom. Providing carpeted flooring, a ceiling light fitting, single panel radiator and a double fitted wardrobe. uPVC double glazed window to the rear elevation. Max measurements provided.

**SECOND FLOOR BATHROOM:**

7'9 x 5'6 (2.36m x 1.68m)  
Providing tile-effect vinyl flooring. A panelled bath with chrome mixer tap and over shower facility, with medium height tiled splash backs. A low-level W.C and a pedestal wash hand basin with chrome mixer tap. Medium height wall tiled splash backs. Single panel radiator, shaver point, ceiling light fitting and extractor fan. Obscure uPVC double glazed window to the rear elevation.

**CARPORT & DRIVEWAY:**

20'3 x 9'1 (6.17m x 2.77m)  
With a tarmac driveway. Giving access to the concealed gas and electricity meters, with a ceiling light within the carport. Access to the detached garage. There is an electric car charging point, outside tap and tandem off-street parking for multiple vehicles.

**DETACHED SINGLE GARAGE:**

17'9 x 9'1 (5.41m x 2.77m)  
Of brick built construction, with a pitched tiled roof. Providing a manual up/ over garage door. Power, lighting and overhead eaves storage space. An obscure wooden left side personnel door gives access into the garden.

**EXTERNALLY:**

The front aspect provides dropped kerb vehicular access onto the tarmac driveway, carport and up to the detached garage. A secure timber access gate leads into the rear garden. Predominantly laid to lawn, with a paved patio, directly off from the bi-fold doors in the open-plan living, dining kitchen. Hosting an array of planted bushes and shrubs, with slate borders. A concrete pathway leads to the garage personnel door. There are fully fenced side and rear boundaries.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating 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.

**Approximate Size: 1,698 Square Ft.**

Measurements are approximate and for guidance only.

**Tenure: Freehold. Sold with vacant possession.**

**Fernwood Management/Service Charges:**

Properties in this location may be subject to management charges for maintenance of the immediate development and services. There may be charges for the sale and purchase of a property in this location. The vendor has confirmed they pay the 'First Port' Management Company. The total cost for the year amounts to approximately £296.80. This is paid every 6 months. Please speak to the agent for further details.

**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'E'**

**EPC: Energy Performance Rating: 'C' (78)**





**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.



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**Energy Efficiency Rating**

|                                             | Current   | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
|                                             | <b>78</b> | <b>85</b> |

**England & Wales** EU Directive 2002/91/EC

