



Great North Road, Fernwood, Newark

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 OLIVER REILLY



# Great North Road, Fernwood, Newark

Guide Price £240,000



**ENTRANCE HALL:** 6'6 x 6'5 (1.98m x 1.96m)

Accessed via an obscure panelled composite front entrance door. Providing tiled flooring, a ceiling light fitting, carbon monoxide alarm, fitted utilities cupboard. Housing the electrical RCD consumer unit. Carpeted stairs rise to the first floor. Access into a large under-stairs storage cupboard. With tiled flooring, a ceiling light fitting, hot water control panel and wall mounted 'IDEAL' gas boiler. Obscure uPVC double glazed window to the side elevation. The hallway leads into the kitchen and bay-fronted lounge.

**BAY-FRONTED LOUNGE:** 12'8 x 10'5 (3.86m x 3.18m)

A lovely reception room. Providing carpeted flooring, a ceiling light fitting and a single panel radiator. Walk-in bay with uPVC double glazed windows to the front elevation. Max measurements provided into bay-window.

**CONTEMPORARY KITCHEN:** 10'10 x 8'10 (3.30m x 2.69m)

Providing tiled flooring. The contemporary fitted kitchen hosts a range of grey high-gloss wall and base units with laminate roll-top work surfaces over and multi-coloured tiled splash backs. Inset white ceramic 1.5 bowl sink with mixer tap and drainer. Integrated medium height 'HOTPOINT' microwave and oven. Integrated dishwasher and under-counter fridge. Integrated four ring gas hob with stainless steel extractor hood above. Recessed ceiling spotlights, uPVC double glazed window to the side elevation. An obscure uPVC double glazed external door leads into the conservatory. OPEN-PLAN access through to the living/dining space.

**SITTING/ DINING ROOM:** 14'3 x 10'10 (4.34m x 3.30m)

An excellent sized and multi-purpose reception room. Providing laminate flooring, a double panel radiator, ceiling light fitting, TV point and a central feature fireplace. Housing an inset electric fire with a raised hearth and a decorative surround. uPVC double glazed sliding doors open into the generous conservatory.

**SPACIOUS CONSERVATORY:** 21'2 x 9'8 (6.45m x 2.95m)

Of part brick and uPVC construction. Providing a pitched poly-carbonate roof. A large space. Providing tiled flooring, two wall light fittings, power points, provision/ plumbing for a freestanding washing machine and tumble dryer. uPVC double glazed windows to the side and rear elevations. uPVC double glazed French doors open out into the garden.

**FIRST FLOOR LANDING:** 5'10 x 4'9 (1.78m x 1.45m)

With carpeted flooring, a ceiling light fitting, loft hatch access point, ceiling vent and a single panel radiator (located on the stairway). uPVC double glazed window to the side elevation. Access into the bathroom, separate W.C and all three bedrooms.

**MASTER BEDROOM:** 13'3 x 8'5 (4.04m x 2.57m)

A generous DOUBLE bedroom. Providing carpeted flooring, a single panel radiator, ceiling light fitting and extensive fitted wardrobes. Walk-in bay with uPVC double glazed windows to the front elevation. Max measurements provided into bay-window and up to the large fitted wardrobes.

**BEDROOM TWO:** 10'9 x 10'9 (3.28m x 3.28m )

A further DOUBLE bedroom. Providing carpeted flooring, a ceiling light fitting, single panel radiator and a uPVC double glazed window to the rear elevation. Overlooking the garden.

- SPACIOUS SEMI-DETACHED HOME
- THREE BEDROOMS
- SUPERB OPEN-PLAN LIVING/ DINING KITCHEN
- WONDERFUL WELL-APPOINTED PLOT
- EXCELLENT SCOPE TO EXTEND (STPP)
- PRIVATE NON-ESTATE LOCATION
- BAY-FRONTED LOUNGE & LARGE CONSERVATORY
- FIRST FLOOR BATHROOM & SEPARATE W.C
- DETACHED GARAGE & EXTENSIVE DRIVEWAY
- EASE OF ACCESS ONTO A1. Tenure: Freehold EPC 'D' (65)

Guide Price: £240,000 - £250,000. A HIDDEN GEM APPEARS... IN FERNWOOD...! BUT NOT AS YOU KNOW IT...! Fernwood's full of SURPRISES! This highly unique, excellently proportioned and wonderfully charming semi-detached home oozes SPACE, STYLE AND POTENTIAL. Both inside and out! The property is privately positioned down an almost unknown (shared) hidden driveway. Posing an alluring degree of kerb appeal, from the moment you arrive. The property has been extremely well-maintained and boasts HUGE SCOPE FOR A SUBSTANTIAL EXTENSION. To either the side or rear elevation. Subject to relevant planning approvals. The well-appointed internal accommodation comprises: Entrance hall, bay-fronted lounge, contemporary kitchen. Hosting a range of integrated appliances and OPEN-PLAN access into a large sitting/ dining room with breakfast bar. The ground floor is further enhanced by a LARGE CONSERVATORY. Overlooking the generous garden. The first floor landing hosts THREE WELL-PROPORTIONED BEDROOMS, a two-piece bathroom and separate W.C. Externally, you can't NOT BE EXCITED by the captivating 0.15 of an acre plot! Greeted by a HUGE DRIVEWAY and detached garage, with power and lighting. The wonderful front, side and rear gardens have all been beautifully maintained and only emphasize the superb level of scope available. PLEASE NOTE: Despite the property's secluded position, the house is located within close proximity to the A1 and roads noise is apparent. Please speak to the agent for any further clarification. Further benefits of this Interestingly distinctive residence include its convenient location. Allowing ease of access onto the A1, A46 and to a wide range of excellent local amenities. There is uPVC double glazing throughout and gas fired central heating. MAKE THE MOVE & SEE THE SCOPE! This property is jam-packed with options and opportunities and is READY & WAITING for your appreciation!





**BEDROOM THREE:**

10'9 x 7'3 (3.28m x 2.21m)

A well-appointed bedroom. Providing carpeted flooring, a ceiling light fitting and a single panel radiator. uPVC double glazed window to the side elevation. Overlooking the garden.

**FIRST FLOOR BATHROOM:**

7'9 x 4'9 (2.36m x 1.45m)

Providing tiled flooring, a panelled bath with chrome mixer tap, electric shower facility and a wall mounted clear glass shower screen. Low-level W.C and a pedestal wash hand basin with chrome taps. Floor to ceiling wall tiling. Chrome heated towel rail and a ceiling light fitting. Obscure uPVC double glazed window to the rear elevation.

**SEPARATE W.C:**

5'7 x 3'3 (1.70m x 0.99m)

With tiled flooring, a low-level W.C, single panel radiator, ceiling light fitting and an obscure uPVC double glazed window to the front elevation.

**DETACHED GARAGE:**

20'3 x 10'3 (6.17m x 3.12m)

Of sectional concrete construction. Accessed via a manual up/ over garage door. Providing power and lighting.

**EXTERNALLY:**

The property stands on an enviable 0.15 of an acre private plot. Accessed via a private driveway, shared with a neighbouring home. The front aspect is greeted via an extensive driveway. Allowing AMPLE OFF-STREET PARKING. With access into a detached garage. A wrought-iron front access gate opens onto a paved pathway, leading to the front entrance door with storm canopy and security light. The front garden is laid to lawn with an attractive range of plants and shrubs. The generous corner plot continues to the left side, which is predominantly laid to lawn, with a range of planted shrubs, a security light and a high-level side hedge-row boundary. The garden has a lovely gravelled seating area and a well-appointed rear garden. All interlinked very nicely. The property provides sufficient SCOPE FOR A SUBSTANTIAL EXTENSION. To the side or rear. Subject to relevant planning approvals. A secure timber rear gate gives personnel access onto Dale Crescent, via a shared pathway. The property retains a strong degree of privacy and is also situated within close proximity to the A1. Please be aware that constant road noise is apparent.

**AGENTS NOTE:**

Please be aware the property is situated within close proximity to the A1. Which can be clearly identified upon external inspection. Please be aware that road noise is apparent at the property. Speak to the agent for any further clarification.

**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: 1,107 Square Ft.**

Measurements are approximate and for guidance only.

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

**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'B'**

**EPC: Energy Performance Rating: 'D'**

**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.

**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.

**Viewing Arrangements:**

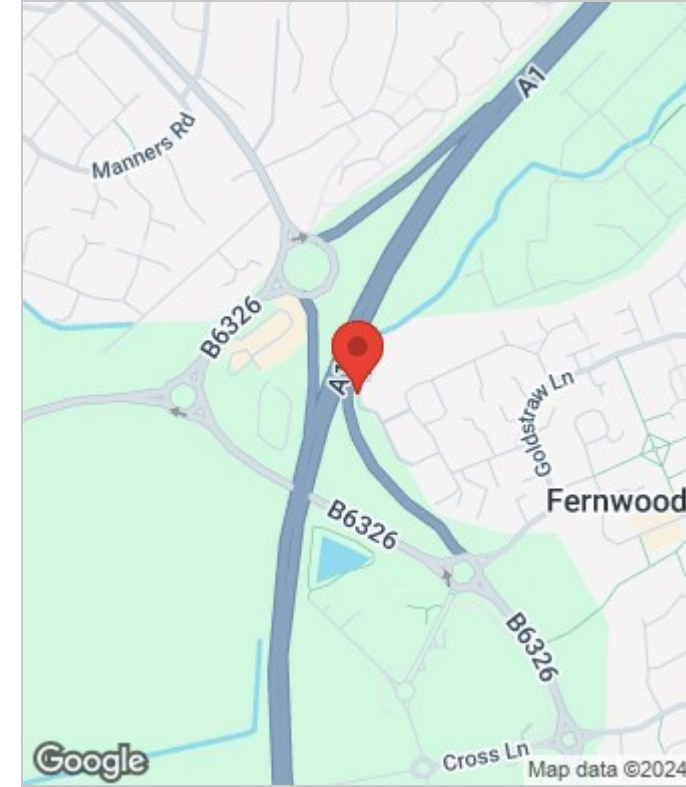
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

**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.







**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	