



Halifax Road, Fernwood, Newark

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 OLIVER REILLY







# Halifax Road, Fernwood, Newark

- STYLISH SEMI-DETACHED HOME
- SOUGHT-AFTER RESIDENTIAL POSITION
- GF W.C & FIRST FLOOR BATHROOM
- DELIGHTFULLY LANDSCAPED REAR GARDEN
- EASE OF ACCESS ONTO A1, A46 AND TO TOWN CENTRE
- TWO DOUBLE BEDROOMS
- LOVELY LOUNGE & DINING KITCHEN
- ATTRACTIVE CONTEMPORARY DESIGN
- OFF-STREET PARKING FOR TWO VEHICLES
- EXCELLENT CONDITION! Tenure: Freehold EPC 'B' (83)

## CUTE, QUIANT & CONTEMPORARY...!

This striking modern semi-detached home is simply TOO GOOD TO MISS..!

Pleasantly positioned within a newly established, yet in-demand residential location. Deep in the heart of the popular residential village of Fernwood. Boasting ease of access to an array of excellent local amenities, schools and transport links. Including ease of access onto the A1, A46 and to Newark Town Centre.

Despite being only three years old and ensuring a remaining NHBC WARRANTY. The property has been lovingly enhanced by the current vendors. Creating a bright, beautiful and instantaneously HOMELY VIBE! The attractive internal accommodation comprises: Entrance hall, a lovely lounge, inner hallway, ground floor W.C and a STYLISH DINING KITCHEN. The first floor landing leads into a STUNNING BATHROOM and TWO DOUBLE BEDROOMS. The master bedroom provides an integrated storage cupboard.

Externally, the picture-perfect personality continues. The front aspect welcomes an eye-catching frontage and a MULTI-CAR DRIVEWAY, to the side elevation. Ensuring tandem parking. This leads down to the FULLY ENCLOSED and BEAUTIFULLY LANDSCAPED rear garden, with two wonderful paved seating areas.

Further benefits of this SLEEK & STYLISH MODERN GEM include uPVC double glazing, gas fired central heating via a combination boiler, a high energy efficiency rating (EPC: 'B') and NO LOCAL SERVICE CHARGES!

If you're seeking a chance to GET YOUR FOOT ON THE PROPERTY LADDER... This really is a FIRST CLASS FIRST-TIME PURCHASE!! Step inside TODAY and gain a full sense of appreciation!

Guide Price £190,000



### ENTRANCE HALL: 3'6 x 3'3 (1.07m x 0.99m)

Accessed via a secure, obscure glass partitioned front entrance door. Providing complementary LVT wood-effect flooring. A ceiling light fitting, single panel radiator. Access to the electrical RCD, consumer unit and into the lounge.

### LOUNGE: 12'0 x 11'10 (3.66m x 3.61m)

A lovely well-appointed reception room. Providing continuation of the attractive wood-effect LVT flooring. Providing a ceiling light fitting, a double panel radiator, TV/Internet connectivity points, carpeted stairs with an open spindle balustrade and oak handrail, rising to the first floor. uPVC double glazed window to the front elevation and access into the inner hallway. Max measurements provided.

### INNER HALL: 3'5 x 3'2 (1.04m x 0.97m)

With LVT wood-effect, flooring a ceiling light fitting, walk-in under stairs storage cupboard. Open access through to the dining kitchen. An internal door opens into the spacious ground floor W.C.

### GROUND FLOOR W.C: 6'2 x 3'5 (1.88m x 1.04m)

Of attractive contemporary design. Providing patterned tile-effect vinyl flooring. A low-level W.C with integrated push-button flush a pedestal wash hand basin with chrome mixer tap and partial wall tiled splash-backs, a single panel radiator, ceiling light fitting, and an obscure uPVC double glazed window to the side elevation.

### DINING KITCHEN: 12'9 x 7'6 (3.89m x 2.29m)

Of eye-catching modern design. Providing continuation of the wood effect, LVT flooring. The attractive contemporary kitchen provides a wide range of white high-gloss, wall and base units with laminate roll-top work-surfaces over, subway style wall, tiled splash backs. An inset stainless steel sink with mixer tap and drainer. Integrated electric oven with four ring gas hob over, patterned glass splash back and stainless steel extractor hood above. Under-counter plumbing/provision for a washing machine and freestanding fridge freezer. Access to the concealed 'IDEAL' gas combination boiler. Sufficient space for a dining table and chairs. Ceiling light fitting, carbon monoxide alarm and uPVC double glazed French doors with side by side high-level double glazed windows to the rear elevation. Opening out into the lovely enclosed rear garden.

### FIRST FLOOR LANDING: 6'1 x 2'8 (1.85m x 0.81m)

With carpeted flooring, an open spindle, balustrade, oak hand-rail, single panel radiator, ceiling light fitting, loft hatch access point. The landing leads into the bathroom and both of the DOUBLE bedrooms.

### MASTER BEDROOM: 12'9 x 9'4 (3.89m x 2.84m)

A well-proportioned DOUBLE bedroom. Located at the front of the property. Providing carpeted flooring, a single panel, radiator, ceiling light fitting, a large fitted over-stairs storage cupboard, and a uPVC double glazed window to the front elevation. Max measurements provided.

### BEDROOM TWO: 12'9 x 7'5 (3.89m x 2.26m)

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







**BATHROOM:**

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

Of stylish contemporary design. Providing patterned tile-effect vinyl flooring. A panelled bath with chrome mixer tap, mains, shower facility, grey marble-effect, wall tiled splash-backs and a wall mounted clear glass shower screen. Low-level W.C with integrated push-button flush. Pedestal wash hand basin with chrome mixer tap. Partial wall tiled splash-backs. A single panel radiator, shaver point, ceiling light fitting, extractor fan and an obscure uPVC double glazed window to the side elevation.

**MULTI-CAR DRIVEWAY:**

Located to the right side elevation of the house. A tarmac tandem driveway provides ample off-street parking.

**EXTERNALLY:**

The front aspect provides an attractive frontage. A paved pathway leads to the front entrance door with external wall light, conceal gas and electricity meter boxes. The front garden has been beautiful landscaped and predominantly gravelled with an array of established shrubs/bushes. The right side elevation provides a multi-car tandem, tarmac driveway, ensuring sufficient parking. A secure timber access gate opens into the lovely, landscaped and well-appointed, fully enclosed rear garden. Predominantly laid to lawn with an array of planted and gravelled borders. There are two paved seating areas. One directly accessed from the French doors in the dining kitchen and one at the bottom of the garden. There is provision/hardstanding for a garden shed, fully fenced side and rear boundaries.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, remaining NHBC warranty 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: 590 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: 'B' (83)**

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

**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 Sainsbury's, 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.





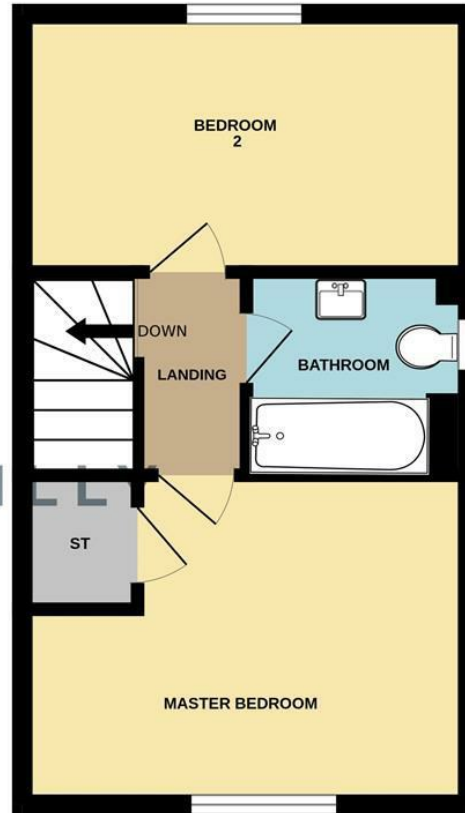




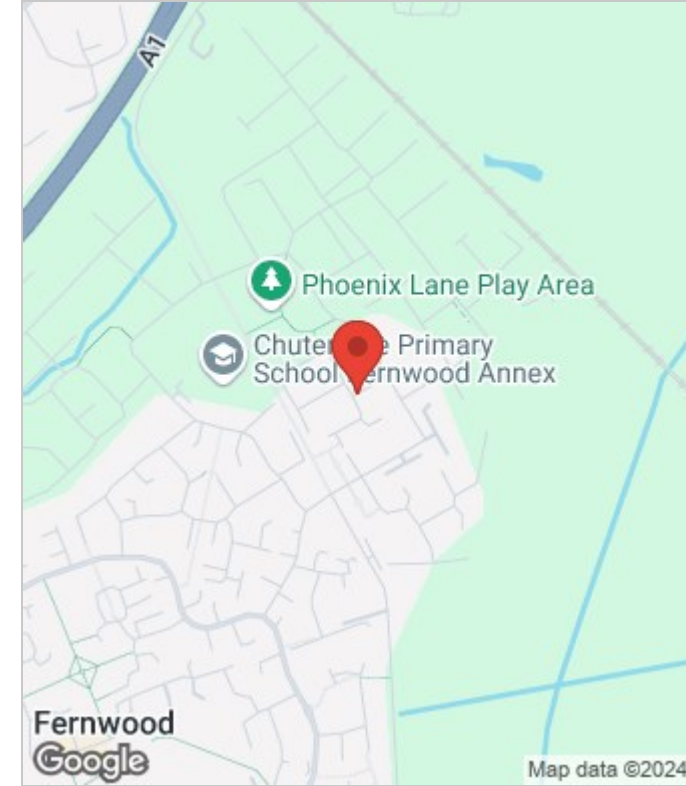
GROUND FLOOR



1ST FLOOR



OLIVER REILLY



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>83</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>England &amp; Wales</b>	EU Directive 2002/91/EC	