



Restfil Way, Fernwood, Newark

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OLIVER REILLY







# Restfil Way, Fernwood, Newark

- Spacious Modern Town House
- Desirable Residential Location
- Great Access Onto A1 & A46
- Low Maintenance Rear Garden
- Excellent Presentation Throughout
- Three/Four Bedrooms
- Generous Open Plan Living Space
- GF W.C, Family Bathroom & En-Suite
- Garage & Off Street Parking
- **\*\*NO CHAIN\*\*** Tenure: Freehold: EPC 'C'

Guide Price: £230,000-£240,000. A CONTEMPORARY CRACKER..! LIVING FLEXIBILITY AT ITS FINEST..!

Enjoying an attractive position within the heart of the EXTREMELY POPULAR modern-day village of Fernwood, stands a very well maintained modern semi-detached Town House. The property's accommodation is set over three floors and comprises to the ground floor: Entrance hall with useful utilities cupboard, ground floor W.C, bedroom four/ study and a SUPERBLY SPACIOUS open plan living/dining kitchen with French doors opening out onto the rear garden. The first floor gives access into the lounge and master bedroom, providing fitted wardrobes and an en-suite shower room. The second floor hosts two further DOUBLE bedrooms and a central three-piece family bathroom. Externally the property has a well-appointed low maintenance garden with an extensive paved outdoor entertainment area. There is also a SINGLE GARAGE, with power and lighting, to the rear of the property with OFF STREET PARKING available in front of the garage. Further benefits of this attractive home include uPVC double glazing throughout, a high energy efficiency rating (EPC: 'C') and gas central heating. Boasting a vast family-sized layout and excellent versatility. STEP INSIDE... and gain a full sense of appreciation for this lovely modern home. Marketed with **\*\*NO ONWARD CHAIN\*\***

Guide Price £230,000 - £240,000



- Entrance Hall:** 12'7 x 3'4 (3.84m x 1.02m)  
Giving access to the ground floor bedroom/study, cloakroom and open plan dining kitchen. Carpeted stairs rising to the first floor.
- Ground Floor W.C:** 5'0 x 3'1 (1.52m x 0.94m)  
With low level W.C and corner fitted wash hand basin.
- Study/ Bedroom Four:** 7'8 x 6'4 (2.34m x 1.93m)  
Max Measurements provided.
- Open Plan Living/Dining Kitchen:** 20'2 x 13'6 (6.15m x 4.11m)  
Generous open plan living space with a sufficient dining and living area. Modern fitted kitchen provides a range of complimentary wall and base units with integrated electric oven, integrated five ring gas hob with extractor hood above. Provision for under counter dish washer and freestanding fridge freezer. uPVC French doors opening out onto the rear patio/garden. Max Measurements provided.
- First Floor Landing:** 9'1 x 3'1 (2.77m x 0.94m)  
Giving access to the master bedroom and lounge. useful fitted airing cupboard.
- Master Bedroom:** 13'6 x 10'5 (4.11m x 3.18m)  
With extensive fitted wardrobes and access into the en-suite. Max Measurements provided.
- En-Suite Shower Room:** 6'3 x 5'9 (1.91m x 1.75m)  
With fitted shower cubicle, low level W.C and pedestal wash hand basin. Max Measurements provided.
- Lounge:** 13'6 x 10'8 (4.11m x 3.25m)
- Second Floor Landing:**
- Bedroom Two:** 13'7 x 12'2 (4.14m x 3.71m)  
A generous double bedroom. Max Measurements provided.





**Bedroom Three:** 13'7 x 10'9 (4.14m x 3.28m)  
Generous double bedroom with fitted wardrobes. Max measurements provided.

**Family Bathroom:** 5'9 x 6'6 (1.75m x 1.98m)  
Modern three piece suite comprising: Panelled bath, low level W.C and pedestal wash hand basin.

**Single Garage:**  
With manual up/over door. Providing power and lighting. There is an allocated parking space in front.

**Externally:**  
The front aspects offers an enclosed frontage, predominantly laid to lawn with a wrought iron low level gated entrance and fenced border. The rear aspect has a well-proportioned, low maintenance rear garden. Predominantly laid to lawn with an extensive paved patio. Timber fenced boundaries, with a high level side gate, leading down a paved pathway to a SINGLE GARAGE.

**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: 1,135 Square Ft.**  
Measurements are approximate and for guidance only.

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

**EPC: Energy Performance Rating: 'C'**

**Local Authority:**  
Newark & Sherwood District Council.

**Council Tax: Band 'C'**

#### **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 to the 'First Port' Management Company. The total cost amounts to £340 pa. Please speak to the agent for further details.

#### **Local Information & Amenities:**

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 primary 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:**

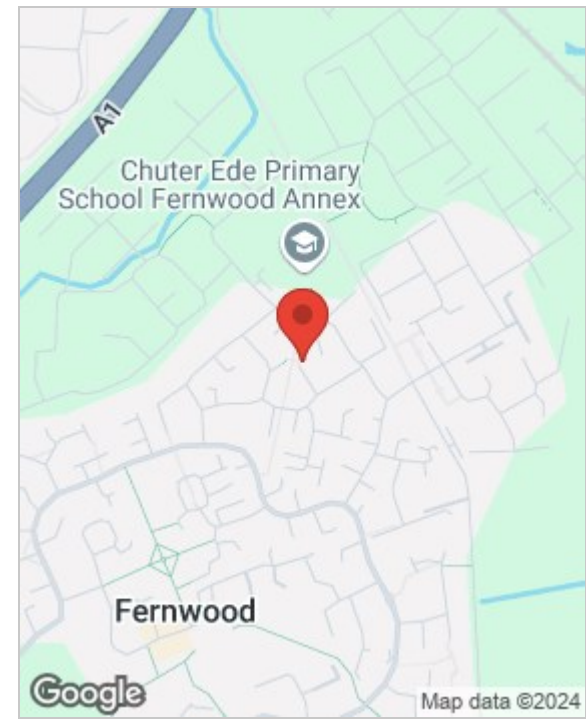
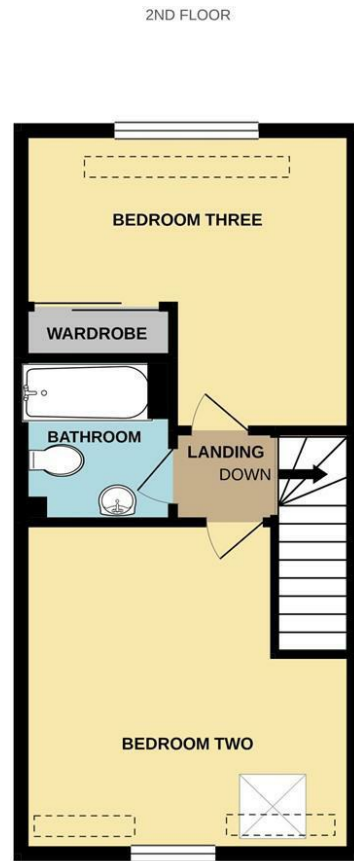
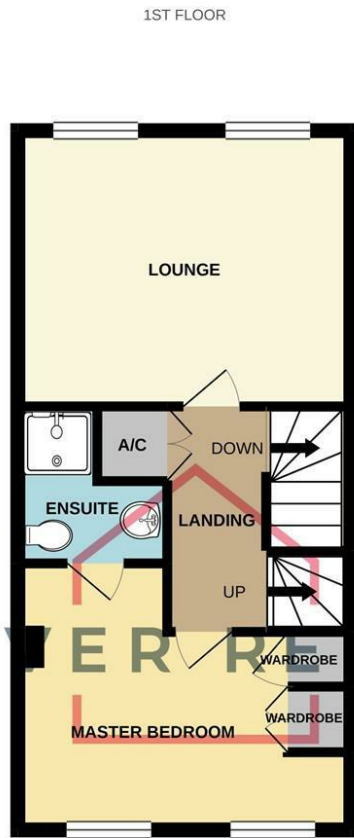
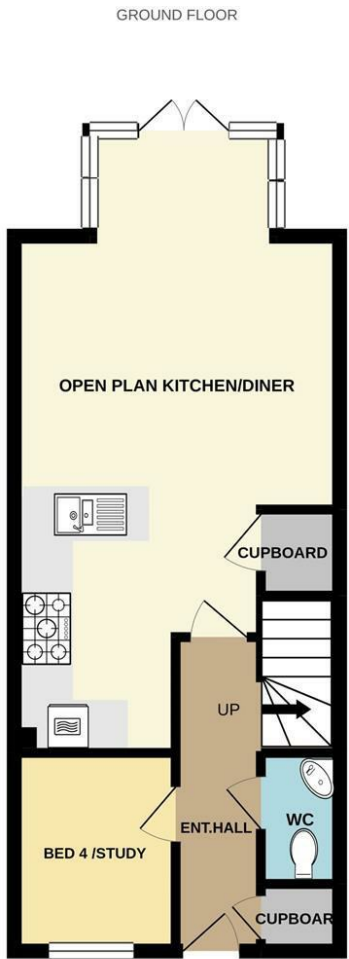
These are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed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











OLIVER REILLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>77</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	