



Restfil Way, Fernwood, Newark

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 OLIVER REILLY



Restfil Way, Fernwood, Newark

- Spacious Semi-Detached Town House
- Attractive Residential Location
- GF W.C. Family Bathroom & En-Suite
- Extremely Well-Presented Throughout
- Low Maintenance Rear Garden
- Three/Four Bedrooms
- Generous Open-Plan Living Space
- Lovely First Floor Lounge
- Detached Single Garage & Parking
- NO CHAIN! Tenure: Freehold EPC 'B'

Guide Price £230,000



Single Garage & Parking Space

MOVE STRAIGHT IN!!!... **NO CHAIN**

Feast your eyes on this superbly spacious, highly versatile and extremely well-maintained contemporary town house. Pleasantly positioned within a tree-lined residential location, deep in the heart of the modern-day village of Fernwood. Filled with excellent local amenities and ease of access onto the A1 and A46. This substantial semi-detached home enjoys more than meets the eye, with a terrific internal layout, spanning in excess of 1,200 square ft of accommodation, set over three floors. The deceptively spacious layout comprises: Entrance hall with useful utilities cupboard, ground floor W.C, bedroom four/ study and a FABULOUS OPEN PLAN FAMILY KITCHEN. Providing a separate living/ dining area, with French doors opening out onto the low maintenance rear garden. The first floor hosts a large lounge and master bedroom. Benefiting from extensive 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 and fully enclosed low maintenance garden. There is also a SINGLE GARAGE to the rear of the property with OFF STREET PARKING available for two vehicles. Further benefits of this attractive contemporary home include uPVC double glazing throughout, gas central heating and a high energy efficiency rating (EPC: B). The property was constructed in 2015 and is still within NHBC warranty. What more could you want? Guaranteed to Impress... This magnificent modern home is sure to tick all the boxes. Marketed with NO ONWARD CHAIN!

- Entrance Hall:** 12'5 x 3'3 (3.78m x 0.99m)
Accessed via a secure external door. Providing wood effect LVT flooring. Fitted utility storage cupboard. Carpeted stairs rise to the first floor. Access into the study/ fourth bedroom, open plan family kitchen and the ground floor W.C:
- Ground Floor W.C:** 5'0 x 3'1 (1.52m x 0.94m)
Providing wood effect LVT flooring. A low level W.C and pedestal wash hand basin with chrome mixer tap.
- Study/ Bedroom Four:** 7'10 x 6'5 (2.39m x 1.96m)
Providing carpeted flooring and a uPVC double glazed window to the front elevation. Overlooking the front garden.
- Open Plan Living/Dining Kitchen:** 20'2 x 13'6 (6.15m x 4.11m)
A superbly spacious open plan space. Providing LVT wood effect flooring. A contemporary fitted kitchen provides a range of fitted wall and base units with work surfaces over and modern tiled brick effect splash backs. Integrated medium height electric oven, separate integrated five ring gas hob with stainless steel extractor fan above. Provision for a freestanding fridge freezer. Max measurements provided. Fitted under stairs storage cupboard. A generous living/ dining area with bay window. Providing uPVC double glazed French doors. Opening out into the rear garden.
- First Floor Landing:** 9'1 x 3'1 (2.77m x 0.94m)
With carpeted flooring and fitted airing cupboard. Housing the hot water cylinder. Access into the master bedroom and lounge:
- Lounge:** 13'8 x 10'11 (4.17m x 3.33m)
Located on the first floor. A generous reception room, with carpeted flooring and two uPVC double glazed windows to the rear elevation, with fitted blinds. Overlooking the rear garden.
- Master Bedroom:** 13'6 x 12'3 (4.11m x 3.73m)
A well-proportioned DOUBLE bedroom with carpeted flooring, with fitted blinds and extensive fitted wardrobes. Access into the en-suite shower room:
- Master En-Suite:** 6'6 x 6'1 (1.98m x 1.85m)
Providing patterned vinyl flooring. Fitted shower cubicle with mains shower facility and stylish modern tiled splash backs. Low level WC and pedestal wash hand basin with chrome mixer tap. Wall mounted heated towel rail and ceiling light fitting.
- Second Floor Landing:** 4'0 x 3'5 (1.22m x 1.04m)
With carpeted flooring and loft hatch access point. Providing excellent storage space. Access into the central bathroom and two DOUBLE bedrooms.





Bedroom Two:

A generous DOUBLE bedroom with carpeted flooring, uPVC double glazed window to the front elevation with fitted blinds and Velux roof light. Max measurements provided.

13'6 x 10'5 (4.11m x 3.18m)

Bedroom Three:

A generous DOUBLE bedroom with carpeted flooring and uPVC double glazed window to the rear elevation with fitted blinds. Max measurements provided.

13'7 x 10'11 (4.14m x 3.33m)

Family Bathroom:

Providing patterned vinyl flooring. Panelled bath with chrome mixer tap, low level W.C and pedestal wash hand basin with chrome mixer tap. Wall mounted heated towel rail and partial modern tiled walled splash backs.

6'3 x 6'1 (1.91m x 1.85m)

Single Garage:

Of brick built construction, with a pitched tiled roof. Providing a manual up/ over garage door, with off street 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 a paved patio, raised plant beds and provision for a garden shed. There are timber fenced boundaries, with a high level rear access gate, leading to a SINGLE GARAGE, with two off street parking spaces available, behind the property.

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.

Tenure: Freehold. Sold with vacant possession.

Approximate Size: 1,216 Square Ft.

Measurements are approximate and for guidance only.

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

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'C'

EPC: Energy Performance Rating: 'B'

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 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:

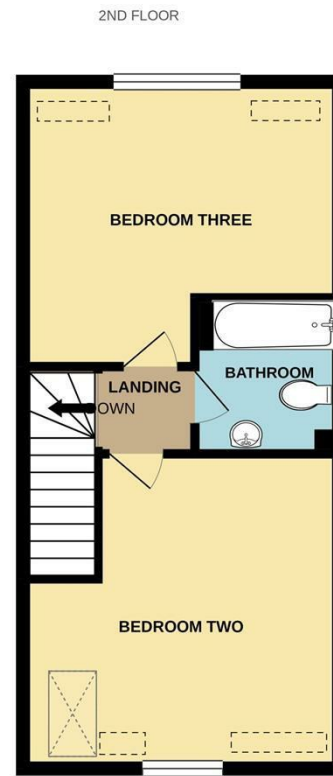
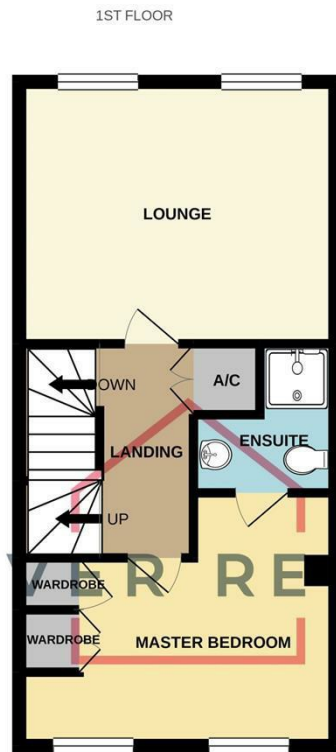
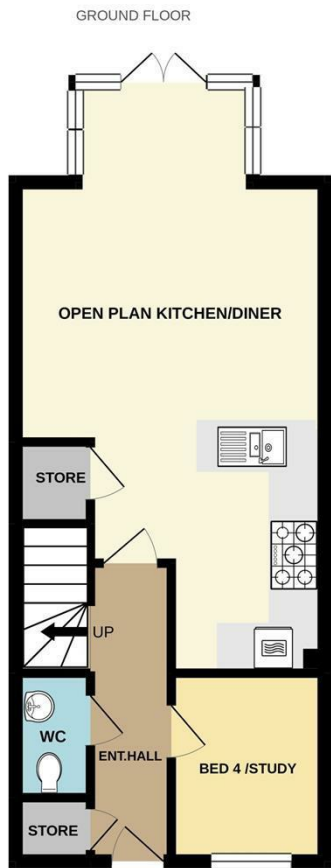
Please be aware that any intending purchaser (s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details- Awaiting Approval:

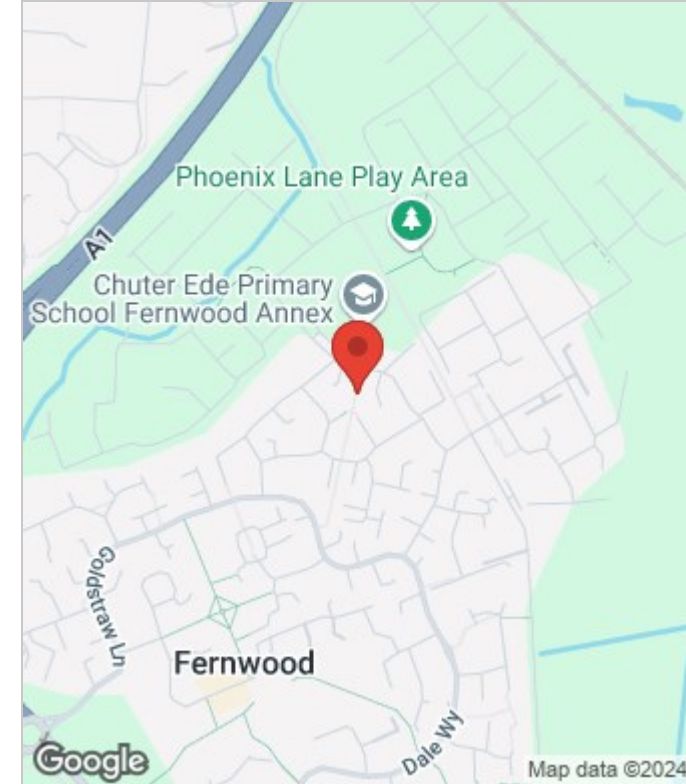
These are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed 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) A		93
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	