



The Newlands, Fernwood, Newark

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OLIVER REILLY 



The Newlands, Ferwood, Newark

- PRECISION ENGINEERED 'MODULAR' HOME
- ECO-FRIENDLY HOME WITH SOLAR PANELS
- FABULOUS DINING KITCHEN
- GF W.C & FIRST FLOOR BATHROOM
- LANDSCAPED LOW-MAINTENANCE GARDEN
- THREE BEDROOMS
- PRIVATE CUL-DE-SAC POSITION WITH A1 ACCESS
- GENEROUS LOUNGE WITH FRENCH DOORS
- OFF-STREET PARKING & VISITOR PARKING
- NO CHAIN! Tenure: Freehold EPC 'A' (94)

AN ECO-EFFICIENT MASTERCLASS...

Prepare to be IMPRESSED by this SLEEK & STYLISH end terrace home. Occupying a captivating position within a private residential cul-de-sac. Closely situated for ease of access onto the A1, A46 and to Newark Town Centre.

The property was constructed in 2020 and remains under a 10 year warranty by 'Build Zone'. Boasting a HIGH ENERGY EFFICIENCY RATING (EPC: A), OWNED solar panels and extremely competitive running costs. Creating a wonderfully energy-efficient 'Modular' home.

This eye-catching residence is a HUGE CREDIT to the existing owner. Having ensured a warm and welcoming vibe, combined with IMPECCABLE PRESENTATION. Both inside and out. The deceptively spacious and free-flowing internal layout comprises: Entrance hall, SUPERBLY SPACIOUS DINING KITCHEN. Hosting a range of integrated appliances, ground floor W.C and a generous lounge with French doors opening out onto a landscaped garden. The first floor landing hosts a fabulous three-piece bathroom and THREE WELL-PROPORTIONED BEDROOMS.

Externally, the front aspect is greeted with ample off-street parking for multiple vehicles. Visitor parking is also available as you enter the cul-de-sac. The BEAUTIFULLY LANDSCAPED and well-appointed rear garden is a huge benefit. Enhanced by a secluded and raised decked seating area. Further benefits of this unique MODERN GEM include uPVC double glazing throughout and gas fired central heating, via a combination boiler.

PREPARE TO FALL IN LOVE!.. If you've been on the hunt for your perfect first home, look no further because this is the one FOR YOU! Marketed with **NO ONWARD CHAIN**

Asking Price: Offers in excess of



ENTRANCE HALL:

7'9 x 4'10 (2.36m x 1.47m)

Accessed via a composite obscure panelled front entrance door. Providing wood-effect vinyl flooring, carpeted stairs rising to the first floor, ceiling light fitting, single panel, radiator, wall mounted central heating thermostat, smoke alarm and access into the OPEN-PLAN dining kitchen.

OPEN-PLAN DINING KITCHEN:

18'5 x 11'7 (5.61m x 3.53m)

A superbly spacious open-plan space, providing complementary patterned tile-effect vinyl flooring. The extensive contemporary kitchen houses a vast range of cream high-gloss wall and base units with laminate roll-top work surfaces over and white bevelled wall tiled splash backs. Inset 1.5 bowl stainless steel sink with chrome mixer tap and drainer. Integrated dishwasher, washing machine, electric oven with four ring hob over and concealed extractor hood above. Fitted larder storage cupboard and provision for a freestanding fridge freezer. Ceiling light fitting, heat alarm, fitted storage cupboard (housing the electrical RCD consumer unit and solar panel inverter) and a uPVC double glazed window to the front elevation, with fitted vertical blinds. The generous dining area has a sufficient space for a dining table and chairs with a further ceiling light fitting, double panel radiator, and a uPVC double glazed window to the side elevation, with fitted vertical blinds. Access into the lounge and ground floor W.C. Max measurements provided. Width reduces to 9'7 ft. (2.92m).

GROUND FLOOR W.C:

4'9 x 3'8 (1.45m x 1.12m)

With continuation of the wood-effect vinyl flooring. Providing a low-level W.C with integrated push-button flush, pedestal wash hand basin with chrome mixer tap, stylish medium height bevelled white wall tiling, recessed LED ceiling spotlights and extractor fan.

LOUNGE:

14'9 x 10'6 (4.50m x 3.20m)

A lovely and generous reception room, providing carpeted flooring, two ceiling light fittings, double panel radiator, TV/Internet connectivity point and uPVC double glazed French doors opening out onto the beautiful, landscaped, low-maintenance garden.

FIRST FLOOR LANDING:

7'3 x 4'5 (2.21m x 1.35m)

Providing carpeted, flooring, a ceiling light fitting, loft hatch access point and a fitted storage cupboard. The landing leads into the family bathroom and all three well-proportion bedrooms.

MASTER BEDROOM:

14'9 x 12'4 (4.50m x 3.76m)

A generous double bedroom located at the front of the property, providing carpeted flooring, a single panel radiator, TV connectivity point, ceiling light fitting and a large fitted storage cupboard. Two uPVC double glazed windows to the front elevation, with fitted vertical blinds. Max measurements provided.

BEDROOM TWO:

10'6 x 8'2 (3.20m x 2.49m)

A further double bedroom, located at the rear of the house, providing carpeted flooring, a single panel radiator, ceiling light fitting and a uPVC double glazed window to the rear elevation, with fitted vertical blinds. Overlooking the landscaped garden. Max measurements provided.

BEDROOM THREE:

12'6 x 6'4 (3.81m x 1.93m)

A well-proportioned bedroom, providing carpeted flooring, ceiling light fitting, single panel radiator and uPVC double glazed window to the rear elevation, with fitted vertical blinds. Overlooking the attractive garden.



**FAMILY BATHROOM:**

71 x 6'4 (2.16m x 1.93m)

Of stylish modern design. Providing wood-effect vinyl flooring. A panelled bath with chrome mixer tap and mains shower facility with wall mounted clear glass shower screen and patterned floor to ceiling wall tiling. Low level W.C with integrated push-button flush, white ceramic wash hand basin with chrome mixer tap and partial grey wall tiling. Inset to a fitted vanity storage unit with shelving. Ceiling light fitting, extractor fan, shaver point, chrome heated towel rail and an obscure uPVC double glazed window to the side elevation, with fitted vertical blinds.

EXTERNALLY:

The private development is accessed via a shared tarmac driveway for all 9 residents within the close. Visitor parking is available on a first come first served basis. The front aspect is greeted via a tarmac, multi-car driveway with a paved pathway leading to the front entrance door with storm canopy above and access to the concealed gas/electricity meter boxes. A paved pathway to the right side aspect leads to a secure timber access gate, opening into the beautifully landscaped low-maintenance rear garden. Predominantly laid to lawn with a paved seating area, directly accessed from the French doors in the lounge. There is a lovely raised decked seating terrace. Enjoying seclusion and tranquility. There is an external light, fully fenced side and rear boundaries.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, CCTV to the front/ rear 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.

Solar Panels:

The rear roof elevation provides OWNED solar panels. Providing reduced electricity and hot water. There is no battery storage.

The Newlands Development:

This individual development within Fernwood provides a total of 9 precision engineered 'modular' houses. Constructed in 2020 retaining a 10 year building warranty provided by Build Zone. The property's have been installed with a high degree of insulation and owned solar panels. Providing a high energy efficiency rating (A). Ensuring low running costs for an the ultimate Eco-friendly home!

Approximate Size: 855 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Freehold. Sold with vacant possession.**AGENTS NOTE: Residents Management Group:**

Each of the 9 properties within the development of The Newlands pays a monthly fee of £20 towards the up-keep and maintenance of the road and any communal lighting etc. For further details. Please speak to the selling agent.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'B'**EPC: Energy Performance Rating: 'A' (94)**

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 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.

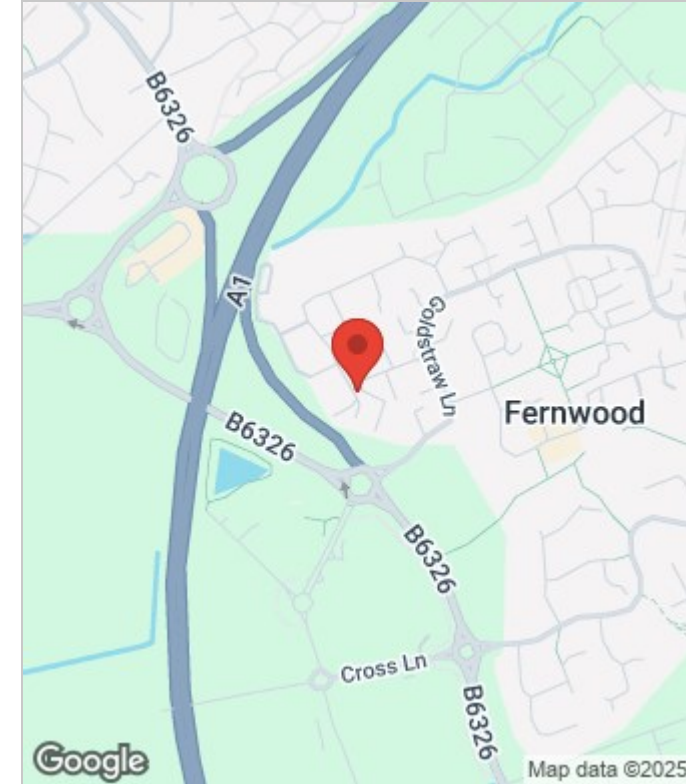
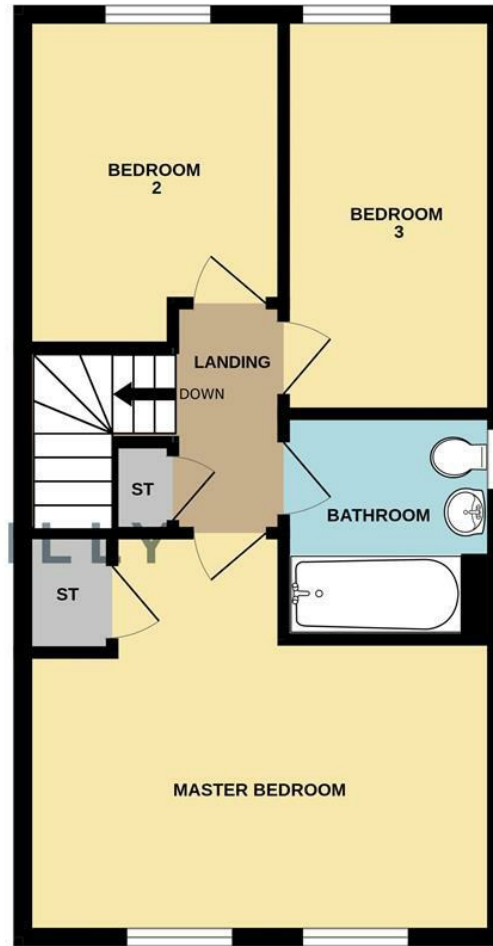




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	94	95
(81-91) B		
(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	