



Goodwin Lane, Fernwood, Newark

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 OLIVER REILLY



# Goodwin Lane, Fernwood, Newark

Offers in excess of £450,000

- SUBSTANTIAL EXECUTIVE DETACHED HOME
- WONDERFULLY PRIVATE POSITION
- GF W.C, UTILITY ROOM & OPEN-PLAN LIVING KITCHEN
- BEAUTIFULLY LANDSCAPED PRIVATE GARDEN
- DELIGHTFUL TREE-LINED OUTLOOK & NO SERVICE CHARGES
- FOUR DOUBLE BEDROOMS
- THREE LARGE RECEPTION ROOMS
- FOUR-PIECE BATHROOM & TWO EN-SUITES
- EXTENSIVE DRIVEWAY & DETACHED DOUBLE GARAGE
- EASE OF ACCESS ONTO A1 & A46 Tenure: Freehold EPC 'D'



## ALL YOU CAN WANT... AND MORE!

This SUBSTANTIAL STAND-OUT HOME enjoys a captivating position on one of Fernwood's most residential cul-de-sacs. Comfortably set-back and hidden from the road, with a wonderful tree-lined front outlook. Promoting an interchangeable and view, all year round.

This IMPECCABLY MAINTAINED detached family residence boasts a high-degree of kerb appeal, accompanied by a large plot, spacious versatile layout and near-faultless condition. Conveniently situated for ease of access to a range of amenities, Primary/Secondary schools and transport links. Including ease of access onto the A1, A46 and to Newark Town Centre.

The property owns approximately 1,650 square/ft of accommodation, comprising: Storm porch, an inviting reception hall, ground floor, W.C, two LARGE BAY-FRONTED, multi-purpose reception rooms, a generous DUAL-ASPECT lounge and a MARVELLOUS OPEN-PLAN LIVING/DINING FAMILY KITCHEN, with range of integrated appliances and access into a separate utility room. The galleried first floor landing hosts a sizeable FOUR-PIECE family bathroom and FOUR DOUBLE BEDROOMS. All boasting extensive fitted wardrobes and two en-suite shower rooms.

Externally, the property occupies a wonderful 0.14 of an acre private plot. Approached via a lovely winding MULTI-CAR driveway, leading to a DETACHED DOUBLE GARAGE. Providing power and lighting. The beautifully landscaped rear garden is a pleasure to view. Enhanced by a variety of secluded seating areas and a hot tub!

Further benefits of this PICTURE-PERFECT all round FIRM FAMILY FAVOURITE include uPVC double glazing throughout, an alarm system, gas fired central heating and the benefit of NO LOCAL SERVICE CHARGES.

PINCH YOURSELF!.. You're not dreaming! This stunning detached home is awaiting new owners and they could be you! Do not delay. Book your viewing... TODAY!

### RECEPTION HALL:

12'5 x 7'2 (3.78m x 2.18m)

Accessed via a secure external entrance door, providing complementary wood-effect LVT flooring. Carpeted stairs rising to the first floor with open spindle balustrade and handrail. Walk-in under stairs storage cupboard. Ceiling light fitting, wall mounted alarm control panel and central heating thermostat. Double panel radiator, smoke alarm, PIR alarm sensor and telephone connectivity point. Access into all three reception rooms, open plan living family kitchen and ground floor W.C.

### GROUND FLOOR W.C.

6'8 x 3'7 (2.03m x 1.09m)

Providing continuation of the wood-effect LVT flooring. Low-level W.C with levered flush, pedestal wash hand basin with chrome taps and white wall tiled splash backs, double panel radiator, ceiling light fitting and extractor fan.

### OPEN-PLAN LIVING/DINING KITCHEN:

21'9 x 16'9 (6.63m x 5.11m)

A SUPERB family sized space. Providing continuation of the wood-effect LVT flooring. The stylish contemporary kitchen provides a vast range of fitted cream shaker-style wall and base units with, under-counter unit lighting, patterned flat edge laminate work surfaces over and multi-coloured wall tiled splash backs. Inset 1.5 bowl stainless steel sink with mixer tap and drainer. Integrated dishwasher, fridge freezer, 'ZANUSSI' electric oven with four ring gas hob over and stainless steel extractor hood above. Access to the 'IDEAL' gas boiler. Wall mounted hot water/ central heating control panel. Fitted breakfast bar, recessed ceiling spotlights, uPVC double glazed window to the rear elevation. Access into the utility room. The OPEN-PLAN living/ dining area has two double panel radiators, two ceiling light fittings. uPVC double glazed window to the rear elevation and uPVC double glazed French doors, opening out onto a paved seating area. Max measurements provided.

### UTILITY ROOM:

7'4 x 5'2 (2.24m x 1.57m)

With continuation of the wood-effect LVT flooring. Providing a further range of cream shaker-style wall and base units with laminate work surfaces over and multi coloured wall tiled splash backs. Inset stainless steel sink with chrome mixer tap and drainer. Double panel radiator, integrated washing machine. Access to the high-level wall mounted electrical RCD consumer unit, ceiling light fitting, extractor fan and an obscure side external door, which gives access to a further Indian sandstone paved seating area. Leading into the garden.

### LOUNGE:

17'0 x 11'8 (5.18m x 3.56m)

A large DUAL-ASPECT reception room, located at the rear of the house, providing carpeted flooring, two ceiling light fittings, two large double panel radiators, TV connectivity point, PIR alarm sensor and a central feature fireplace, housing an inset gas fire with a raised granite hearth and decorative stone-effect surround. uPVC double glazed window to the side elevation. uPVC double glazed French doors to the rear elevation open out onto the paved outdoor seating area, within the back garden.

### BAY-FRONTED DINING ROOM:

13'1 x 10'10 (3.99m x 3.30m)

A spacious multi-purpose bay-fronted reception room, providing carpeted flooring, a large double panel radiator, PIR alarm sensor, ceiling light fitting, and walk-in bay with uPVC double glazed windows to the front elevation, enjoying a captivating, tree-lined outlook. Max measurements provided.

### BAY-FRONTED STUDY:

12'10 x 8'9 (3.91m x 2.67m)

A further sizable and multi-purpose reception room, providing carpeted flooring, a large double panel radiator, ceiling light fitting, PR alarm sensor and walk-in bay with uPVC double glazed windows to the side and front elevation. Max measurements provided.





**GALLERIED FIRST FLOOR LANDING:**

A spacious galleried landing, providing carpeted flooring, an open spindle balustrade with wrap-around handrail, two ceiling light fittings, smoke alarm, loft hatch access point, PIR alarm sensor, double panel radiator and a fitted airing cupboard, housing the hot water cylinder with shelving above. Access into the family bathroom and all for DOUBLE bedrooms.

**MASTER BEDROOM:**

12'3 x 8'3 (3.73m x 3.71m)

A superbly, spacious DUAL-ASPECT DOUBLE BEDROOM. Located at the front of the house, providing carpeted flooring, a central ceiling light fitting, double panel radiator, TV point, extensive fitted wardrobes and a uPVC double glazed window to the side and front elevation, with a captivating, tree-lined outlook. ahead Access into the large master en-suite. Max measurements provided up to fitted wardrobes.

**MASTER EN-SUITE:**

8'6 x 6'11 (2.59m x 2.11m)

Generously proportioned, providing vinyl flooring. A double fitted shower cubicle with mains shower facility and floor to ceiling wall tiling. Extensive fitted work-surface with a range of fitted cupboards and shelves. Inset ceramic wash hand basin with chrome mixer tap and an integrated low-level W.C with levered flush. Medium height wall tiling, shaver point, ceiling light fitting, extractor fan and a double panel radiator Obscure uPVC double glazed window to the front elevation.

**BEDROOM TWO:**

12'7 x 9'5 (3.84m x 2.87m)

A lovely DOUBLE bedroom, located at the rear of the house, providing carpeted flooring, a central ceiling light fitting, TV point, double panel radiator, double fitted wardrobe and a uPVC double glazed window to the rear elevation, overlooking the beautiful landscaped rear garden. Access into the second en-suite, shower room. Max measurements provided.

**EN-SUITE SHOWER ROOM:**

8'10 x 3'10 (2.69m x 1.17m)

Providing vinyl flooring, a double fitted shower cubicle with mains shower facility and white floor to ceiling wall tiling. Low-level W.C with levered flush, pedestal wash hand basin with chrome taps and medium height white wall tiling. Double panel radiator, shaver point, ceiling light fitting, extractor fan and an obscure uPVC double glazed window to the side elevation.

**BEDROOM THREE:**

12'3 x 10'4 (3.73m x 3.15m)

A wonderful DOUBLE bedroom. Providing carpeted flooring, a central ceiling light fitting, double panel radiator, telephone connectivity point, double fitted wardrobes, a uPVC double glazed window to the rear elevation, overlooking the landscaped back garden. Max measurements provided.

**BEDROOM FOUR:**

12'7 x 8'8 (3.84m x 2.64m)

A further DOUBLE bedroom located at the front of the house. Providing carpeted flooring, a ceiling light fitting, double panel radiator, double fitted wardrobes, TV connectivity point and a uPVC double glazed window to the front elevation, with tree-lined outlook in front.

**FOUR-PIECE FAMILY BATHROOM:**

7'9 x 6'8 (2.36m x 2.03m)

Providing patterned vinyl flooring. A wooden panelled bath with chrome taps and medium height wall tiling, Pedestal wash hand basin with chrome taps and medium height white wall tiled splash backs. A low-level W.C and a fitted shower cubicle with mains shower facility and white wall tiling. Shaver point, double panel radiator, ceiling light fitting, extractor fan and two obscure uPVC double glazed windows to the rear elevation.

**DETACHED DOUBLE GARAGE:**

18'10 x 17'9 (5.74m x 5.41m)

Of brick built construction, with a pitched tiled roof. Accessed via two manual up/over garage doors. Providing power, lighting and useful over-head eaves storage space. A right sided personnel door, opens onto a paved seating area, with wall mounted external security light. leading into the rear garden.

**EXTERNALLY:**

The property enjoys a captivating and private position, standing on an enviable 0.14 of an acre plot. Located at the head of a charming and quiet cul-de-sac. The front aspect is greeted via a sweeping tarmac driveway, emphasizing the AMPLE OFF STREET PARKING. For a range of vehicles, with turning circle and access into the detached DOUBLE GARAGE. The front garden has been beautifully maintained, predominately laid to lawn, with established hedge-rows, shrubs and a paved pathway, leading to the storm porch, with external wall light and access to the front entrance door. There are well-maintained hedged side and front boundaries, with a gorgeous outlook over local greenery. A secure right sided timber gate opens onto an Indian sandstone paved seating area, accessed from the side external door in the utility room. A personnel door gives access into the garage. A paved pathway leads down into the BEAUTIFULLY LANDSCAPED, fully enclosed and well-appointed rear garden. Predominantly laid to lawn. Hosting an array of plants, shrubs and trees. All well-maintained. There are various secluded paved seating areas. Provision for a garden shed, timber shelter/ seating area, a hot tub (included in the sale), outside light, a double electrical power socket, outside tap, fully fenced side and rear boundaries.

**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: 1,650 Square Ft.**

Measurements are approximate and for guidance only.

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

**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'E'**

**EPC: Energy Performance Rating: 'D' (68)**

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:

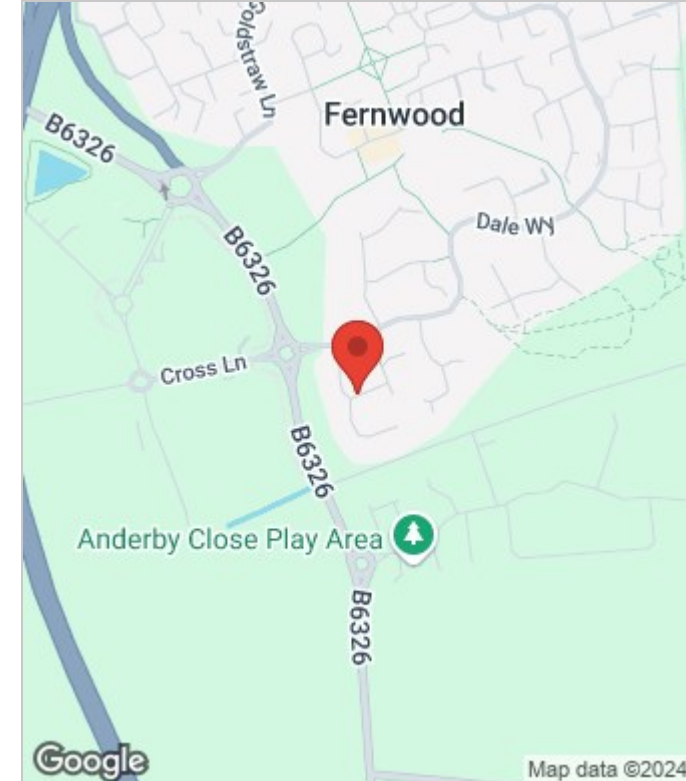
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

### 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.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</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	