



Halifax Road, Fernwood, Newark

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OLIVER REILLY







# Halifax Road, Fernwood, Newark

- MODERN SEMI-DETACHED HOME
- QUIET & SOUGHT AFTER LOCATION
- STYLISH KITCHEN WITH INTEGRATED APPLIANCES
- TWO ALLOCATED PARKING SPACES TO FRONT
- IDEAL FIRST TIME OR INVESTMENT PURCHASE
- TWO DOUBLE BEDROOMS
- GF W.C & FIRST FLOOR BATHROOM
- LOW-MAINTENANCE REAR GARDEN
- EASE OF ACCESS ONTO A1, A46 & TO AMENITIES
- NO CHAIN! Tenure: Freehold EPC 'B' (83)

Guide Price: £180,000 - £190,000. A FABULOUS FIRST HOME..!

Make the most of this excellent chance to get your foot onto the ladder, with this PICTURE-PERFECT semi-detached contemporary home. Constructed in 2020 and remaining under the NHBC warranty. This stylish residence really is... AS GOOD AS NEW!

The property enjoys a lovely position within a quiet and sought-after residential location. Closely positioned for ease of access onto the A1, A46 and to Newark Town Centre. Surrounded by a vast array of excellent local amenities and popular schools.

The neutrally presented and well-maintained internal layout comprises: Entrance hall, lounge, ground floor W.C and a stylish modern kitchen, full of integrated appliances. The first floor landing hosts access into TWO DOUBLE BEDROOMS and a central three-piece bathroom.

Externally, the property enjoys a fully enclosed, easily maintained rear garden. The front aspect boasts OFF-STREET PARKING FOR TWO VEHICLES! Directly positioned in front of the house itself.

Further benefits of this stylish contemporary home include uPVC double glazing throughout, a high energy efficiency rating (EPC: B) and gas central heating, via a combination boiler. MAKE YOUR MOVE... A perfect starter home awaits. Ready and waiting for your appreciation! Marketed with \*\*NO ONWARD CHAIN...!\*\*\*



Guide Price £180,000 - £190,000



## ENTRANCE HALL:

3'3 x 2'7 (0.99m x 0.79m)

Accessed via a secure composite front entrance door. Providing carpeted flooring, a single panel radiator, ceiling light fitting, the electrical RCD consumer unit and access into the lounge.

## LOUNGE:

12'9 x 11'10 (3.89m x 3.61m)

Providing carpeted flooring, a double panel radiator, ceiling light fitting, electronic central heating thermostat, telephone/ TV point, carpeted stairs rising to the first floor, with an open-spindle balustrade, uPVC double glazed window to the front elevation. Access into the Inner hall/ dining kitchen. Max Measurements provided.

## GROUND FLOOR W.C:

6'2 x 3'5 (1.88m x 1.04m)

Providing Herringbone-effect vinyl flooring, a low-level W.C, pedestal wash hand basin with chrome mixer tap and partial walled tiled splash back. Ceiling light fitting and extractor fan.

## KITCHEN/DINER:

12'9 x 7'7 (3.89m x 2.31m)

Providing stylish Herringbone-style vinyl flooring The extensive modern kitchen hosts a vast range of complementary fitted wall and base units, with laminate roll-top work surfaces over and plinth heater. Inset stainless steel sink with mixer tap and drainer. Integrated electric oven with four ring gas hob over and stainless steel extractor hood above, with clear-glass splash back. Integrated fridge freezer, slim-line dishwasher and washing machine. Access to the concealed 'IDEAL' combination boiler. Recessed ceiling spotlights, ceiling light fitting, fitted storage cupboard. uPVC double glazed French doors give access into the enclosed rear garden. Max Measurements provided.

## FIRST FLOOR LANDING:

6'1 x 2'8 (1.85m x 0.81m)

Providing carpeted flooring, an open-spindle balustrade, single panel radiator, loft hatch access point and smoke alarm. Access into the bathroom and both double bedrooms.

## MASTER BEDROOM:

12'9 x 9'4 (3.89m x 2.84m)

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

## BEDROOM TWO:

12'9 x 7'6 (3.89m x 2.29m)

A further DOUBLE bedroom. Providing carpeted flooring, as single panel radiator, ceiling light fitting and uPVC double glazed window to the rear elevation. Overlooking the enclosed garden.





#### 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.

#### 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.

#### 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.

#### 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.

#### FIRST FLOOR BATHROOM:

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

Of attractive modern design. Providing wood-effect vinyl flooring. A panelled bath with chrome mixer tap and mains shower facility with a wall-mounted clear glass shower screen and floor to ceiling tiled splash backs. Low-level W.C, pedestal wash hand basin with chrome mixer tap. Stylish medium height tiled splash backs. Chrome heated towel rail, ceiling light fitting and extractor fan.

#### EXTERNALLY:

The front aspect provides a paved pathway, leading to the front entrance door with an external light and access to the concealed gas/ electricity meter boxes. There is a small established front garden, with a range of plants and shrubs. A paved pathway to the right side aspect, leads to a secure timber gate, opening into the fully enclosed rear garden. Predominantly laid to lawn, with a small paved patio and outside tap. There are fully fenced side and rear boundaries.

#### TWO ALLOCATED PARKING SPACES:

The property provides TWO allocated OFF-STREET PARKING SPACES via a tarmac driveway directly in front of the house.

#### 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: 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.





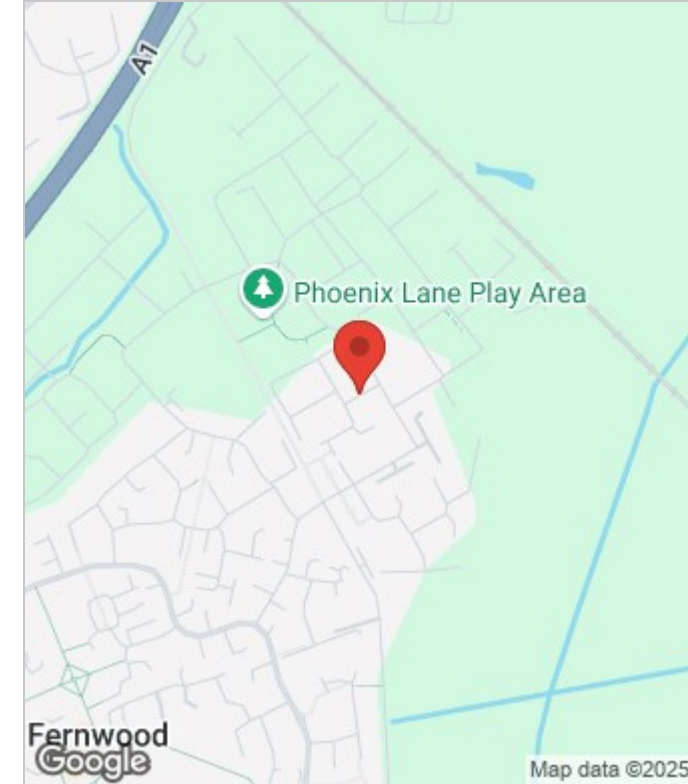
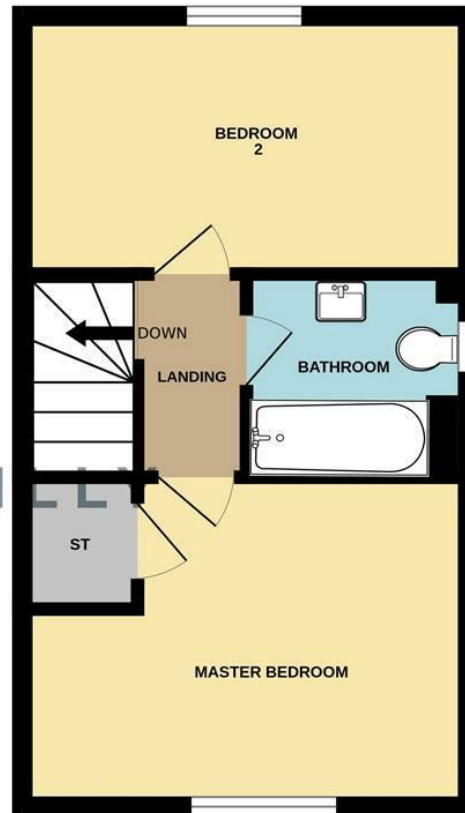




GROUND FLOOR



1ST FLOOR



### 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	