



Hunters Road, Fernwood, Newark

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 OLIVER REILLY



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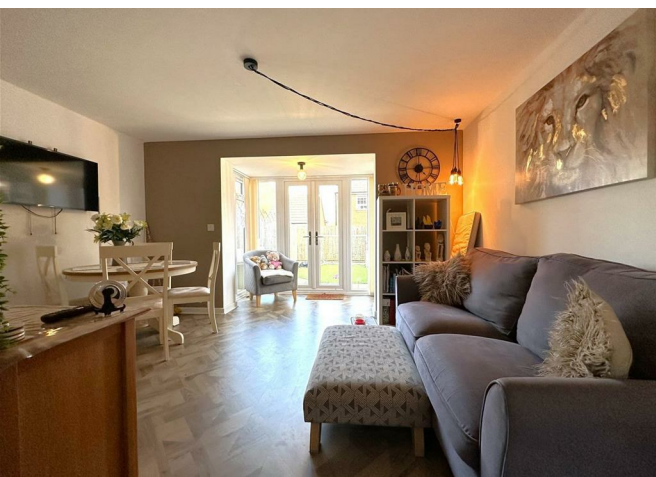
- CONTEMPORARY HOME
- THREE/FOUR BEDROOMS
- SUPER OPEN-PLAN FAMILY KITCHEN
- SECOND FLOOR FAMILY BATHROOM
- LOW-MAINTENANCE ENCLOSED GARDEN
- SEMI-DETACHED TOWN HOUSE
- POPULAR RESIDENTIAL LOCATION
- GF W.C & FIRST FLOOR EN-SUITE
- SINGLE GARAGE & EXTENSIVE DRIVEWAY
- Tenure: Freehold. EPC 'B' (81)

Guide Price £230,000 - £240,000



Guide Price: £230,000 - £240,000. PUT THIS AT THE TOP OF YOUR LIST!

Just say YES! To this Impressive eye-catching, semi-detached contemporary town house. Standing proud within the heart of the exceptionally sought-after modern-day village of Fernwood. Conveniently situated close to the local Primary School. Surrounded by a vast range of excellent local amenities, with ease of access onto the A1, A46 and into Newark Town Centre. This superb family-sized home has been beautifully maintained throughout and complements itself on a stylish internal design and high-degree of versatility. The property spans in excess of 1,100 square ft, with accommodation comprising: Entrance hall with a useful utilities cupboard, ground floor W.C, FABULOUS OPEN-PLAN LIVING/DINING KITCHEN. Hosting a range of integrated appliances. A study, with scope to be utilised as a ground floor (fourth) bedroom. The first floor landing hosts a large lounge and a LOVELY DOUBLE BEDROOM with extensive fitted wardrobes and a stylish en-suite shower room. The second floor enjoys TWO FURTHER DOUBLE BEDROOMS and a modern three-piece family bathroom. Externally, the delightful and fully enclosed rear garden is of general low maintenance, with an artificial lawn and extensive paved seating area. There is a single garage, with power and lighting, accompanied by a large tandem driveway. Allowing ample off-street parking. Further benefits of this sleek and stylish home include uPVC double glazing, a high energy efficiency rating (EPC: 'B'), and gas central heating. FEEL AT HOME from the moment you step inside! Waiting for you to TAKE THE NEXT STEP!



ENTRANCE HALL:

12'8 x 3'5 (3.86m x 1.04m)

Accessed via a secure external door. Providing complementary Herringbone laminate flooring, a ceiling light fitting, smoke alarm, double panel radiator, central heating thermostat, carpeted stairs rising to the first floor. A fitted utilities cupboard housing the modern 'IDEAL' gas boiler. The electrical RCD consumer unit. Plumbing/ provision for a washing machine. A ceiling light fitting and extractor fan. The hallway gives access into the open-plan family kitchen, study/ fourth bedroom and the ground floor W.C.

GROUND FLOOR W.C:

4'10 x 3'2 (1.47m x 0.97m)

Providing dark wood-effect vinyl flooring, a low-level W.C and corner fitted pedestal wash hand basin with a chrome mixer tap. A double panel radiator, ceiling light fitting and an obscure uPVC double glazed window to the side elevation.

KITCHEN AREA:

10'2 x 6'4 (3.10m x 1.93m)

With continuation from the hallway, of the complementary Herringbone laminate flooring. The well-appointed modern kitchen hosts a range of fitted wall and base units with laminate roll-top work surfaces over. Inset dark ceramic 1.5 bowl sink with chrome mixer tap. Integrated dishwasher, fridge freezer and medium height electric oven with a separate six ring gas hob and stainless steel extractor hood over, with a stainless steel splash back. Ceiling light fitting. Fitted walk-in under stairs storage cupboard. OPEN-PLAN access into the living/ dining area.

OPEN-PLAN LIVING/DINING SPACE:

20'3 x 13'7 (6.17m x 4.14m)

A FANTASTIC family-sized space. With continuation of the modern Herringbone flooring. Providing sufficient living and dining space. Two double panel radiators, a TV point, ceiling light fitting and walk-in rear bay, with uPVC double glazed windows to the side and rear elevation and additional ceiling light fitting. uPVC double glazed French doors open out into the low-maintenance garden.

STUDY/ BEDROOM FOUR:

7'9 x 6'5 (2.36m x 1.96m)

With scope to be utilised for a variety of purposes. Including a fourth bedroom. Providing carpeted flooring, a ceiling light fitting and double panel radiator. uPVC double glazed window to the front elevation.

FIRST FLOOR LANDING:

9'1 x 3'11 (2.77m x 1.19m)

With carpeted flooring, a double panel radiator, ceiling light fitting. Fitted airing cupboard with double doors. Housing the hot water cylinder. Carpeted stairs rise to the first floor, with an open-spindle balustrade. Access into the master bedroom and first floor lounge.

LOUNGE:

13'7 x 10'9 (4.14m x 3.28m)

A GENEROUS RECEPTION ROOM. Providing modern wood-effect vinyl flooring. A ceiling light fitting, two double panel radiators, TV and telephone point. Two uPVC double glazed windows to the rear elevation. Overlooking the garden.

MASTER BEDROOM:

13'7 x 10'6 (4.14m x 3.20m)

A LOVELY DOUBLE BEDROOM. Located at the front of the property. Providing carpeted flooring, a ceiling light fitting, double panel radiator, two extensive fitted wardrobes. Two uPVC double glazed windows to the front elevation. Access into the en-suite. Max measurements provided.



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 two payments a year (November and May) to the 'First Port' Management Company. The total cost amounts to approximately £240 a year. Please speak to the agent for further details.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'C'

EPC: Energy Performance Rating: 'B' (81)

Local Information & Amenities: Fernwood

This property is conveniently positioned close to the local Primary School. 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.

EN-SUITE SHOWER ROOM:

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

Of stylish contemporary design. Providing vinyl flooring. A fitted shower cubicle with mains shower facility and rainfall effect shower head, with floor to ceiling aqua boarding splash backs. A low-level W.C and a pedestal wash hand basin with chrome mixer tap and partial walled tiled splash backs. Chrome heated towel rail, ceiling light fitting and extractor fan. Max measurements provided.

SECOND FLOOR LANDING:

3'7 x 3'3 (1.09m x 0.99m)

With carpeted flooring, an open-spindle balustrade, a ceiling light fitting, smoke alarm, loft hatch access point. Access into the family bathroom and both DOUBLE bedrooms.

BEDROOM TWO:

13'6 x 13'4 (4.11m x 4.06m)

A GENEROUS DOUBLE BEDROOM. Located at the front of the property. Providing carpeted flooring, a ceiling light fitting, double panel radiator, uPVC double glazed window to the front elevation and a Velux roof-light to the front elevation. Max measurements provided.

BEDROOM THREE:

13'7 x 10'10 (4.14m x 3.30m)

A FURTHER DOUBLE BEDROOM. Located to the rear of the property. Providing carpeted flooring, a ceiling light fitting, double panel radiator and a uPVC double glazed window to the rear elevation. Max measurements provided.

FAMILY BATHROOM:

6'6 x 5'8 (1.98m x 1.73m)

Of contemporary design. Providing modern patterned vinyl flooring. A panelled bath with a chrome mixer tap and mains shower facility with rainfall-effect shower head and a wall-mounted clear-glass shower screen. Floor to ceiling aqua boarding. Low-level W.C and a pedestal wash hand basin with chrome mixer tap and partial walled tiled splash back. Chrome heated towel rail, ceiling light fitting and extractor fan.

SINGLE GARAGE:

17'8 x 8'9 (5.38m x 2.67m)

Of brick built construction with a pitched tiled roof. Providing a manual up/ over garage door, separate left sided double glazed personnel door, leading into the garden. Power, lighting and open over-head eaves storage.

EXTERNALLY:

The front aspect provides a low-maintenance gravelled frontage, with established shrubs and access to the front entrance door, with a wall mounted external light. The right side aspect hosts an extensive tarmac driveway. Allowing ample tandem off-street parking for multiple vehicles. Access to the concealed gas and electricity meters and into the single garage. A secure timber access gate leads into the lovely low-maintenance garden. Enjoying an artificial lawn, extensive paved patio and gravelled borders. External light. There is access into the single garage. Providing 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. Satellite TV and broadband connectivity is also available in the immediate area. 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.

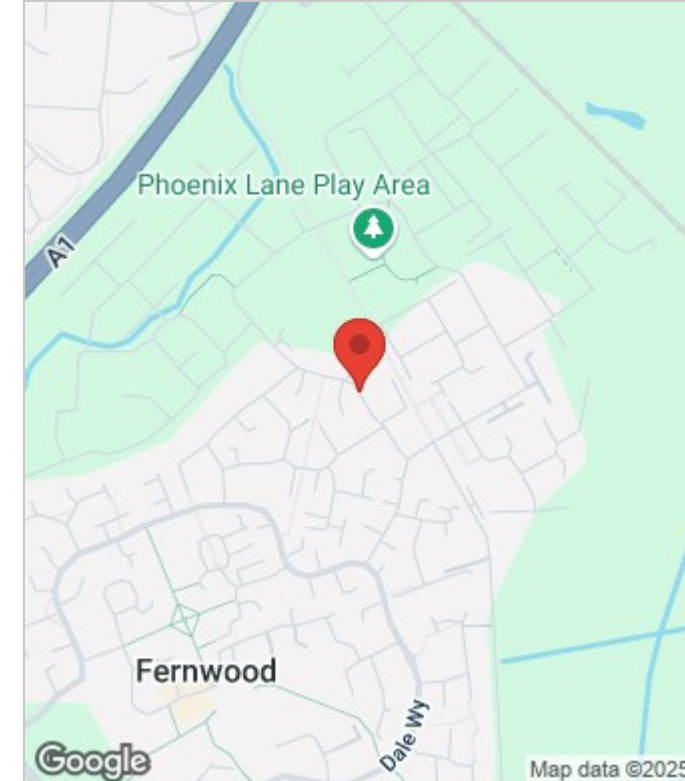
Approximate Size: 1,164 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Freehold. Sold with vacant possession.







Energy Efficiency Rating

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

