



Gilbert Way, Fernwood, Newark

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 OLIVER REILLY







# Gilbert Way, Fernwood, Newark

- SUBSTANTIAL DETACHED FAMILY HOME
- THREE SPACIOUS RECEPTION ROOMS
- SUPERB OPEN-PLAN LIVING/ DINING KITCHEN
- FOUR-PIECE FAMILY BATHROOM & TWO EN-SUITES
- DETACHED DOUBLE GARAGE & EXTENSIVE DRIVEWAY
- FOUR DOUBLE BEDROOMS (ALL FITTED WARDROBES)
- POPULAR LOCATION! CLOSE TO AMENITIES & MAIN ROADS
- GF W.C & UTILITY ROOM
- LOVELY SOUTH FACING LANDSCAPED GARDEN
- NO CHAIN! Tenure: Freehold. EPC 'C' (76)

Guide Price: £400,000-£425,000. \*\*\*\*\*A FIVE STAR FAMILY FAVOURITE...!\*\*\*\*\*  
MAKE YOUR MOVE... This eye-catching executive detached residence is situated in a highly desirable residential location, in the heart of Fernwood. Close to an array of excellent local amenities and transport links. Including ease of access onto the A1, A46 and to Newark Town Centre.  
If you're searching for well-maintained accommodation, scope to inject your own personality and a flexible free-flowing internal layout... THEN LOOK NO FURTHER! This marvellous modern gem provides ALL YOU CAN WANT... AND MORE!  
The copious internal design stands in excess of 1,700 square/ft, comprising: Inviting reception hall, ground floor W.C, a FABULOUS OPEN-PLAN LIVING/ DINING FAMILY KITCHEN, a separate utility room and THREE WELL-PROPORTIONED RECEPTION ROOMS.  
The lovely galleried first floor landing occupies a FOUR-PIECE BATHROOM and FOUR DOUBLE BEDROOMS. All boasting EXTENSIVE FITTED WARDROBES. The two largest bedrooms serve an EN-SUITE SHOWER ROOM and also a walk-in dressing room, from the master bedroom.  
Externally, the property occupies a wonderful corner plot. The front aspect is greeted with a MULTI-CAR DRIVEWAY and access into a DETACHED DOUBLE GARAGE. Equipped with power and lighting. The beautifully landscaped and part wall enclosed SOUTH FACING rear garden is a joy to behold! Retaining a high-degree of privacy, a cute paved seating area and an array of complementary planted borders.  
Further benefits of this cracking contemporary home include uPVC double glazing, an alarm system and gas fired central heating. CREATE YOUR NEXT CHAPTER...! This substantial home will hold the key to your heart! Marketed with \*\*NO ONWARD CHAIN!!\*\*.

Guide Price £400,000 - £450,000



RECEPTION HALL: Max measurements provided.	16'1 x 10'2 (4.90m x 3.10m)
GROUND FLOOR W.C:	5'2 x 3'2 (1.57m x 0.97m)
OPEN-PLAN DINING KITCHEN: Max measurements provided.	21'9 9'5 (6.63m 2.87m)
OPEN-PLAN LIVING SPACE: Max measurements provided.	17'3 x 8'9 (5.26m x 2.67m)
UTILITY ROOM:	7'6 x 5'2 (2.29m x 1.57m)
GENEROUS LOUNGE:	17'1 x 11'7 (5.21m x 3.53m )
DINING ROOM:	13'8 x 8'10 (4.17m x 2.69m)
STUDY/PLAY ROOM:	11'7 x 6'9 (3.53m x 2.06m)
GALLERIED FIRST FLOOR LANDING:	14'1 x 9'2 (4.29m x 2.79m)
MASTER BEDROOM:	13'7 x 11'10 (4.14m x 3.61m)
DRESSING ROOM: Max measurements provided up to fitted wardrobes.	10'5 x 5'10 (3.18m x 1.78m)
MASTER EN-SUITE: Max measurements provided.	7'2 x 5'8 (2.18m x 1.73m)
BEDROOM TWO: Max measurements provided.	12'8 x 10'5 (3.86m x 3.18m)
EN-SUITE SHOWER ROOM:	7'6 x 3'9 (2.29m x 1.14m)
BEDROOM THREE: Max measurements provided.	11'9 x 9'7 (3.58m x 2.92m)
BEDROOM FOUR: Max measurements provided.	9'9 x 9'8 (2.97m x 2.95m)
FOUR-PIECE FAMILY BATHROOM:	7'9 x 7'3 (2.36m x 2.21m)
DETACHED DOUBLE GARAGE: Of brick built construction, with a pitched tiled roof. Accessed via two manual up/ over garage doors. Equipped with power, lighting and over-head storage space.	17'8 x 17'8 (5.38m x 5.38m )







#### EXTERNALLY:

The property is situated in a highly regarded location, standing on a wonderful corner plot. The front aspect is greeted with dropped kerb vehicular access onto an extensive MULTI-CAR TARMAC DRIVEWAY. Ensuring AMPLE-OFF STREET PARKING and access into a DETACHED DOUBLE GARAGE with an external light to the front and side elevations. The well-established front garden hosts a range of mature bushes and shrubs. Access to the front entrance door, via a pillared storm canopy with external ceiling light. There is a gravelled front boundary and fenced left side boundary. The right side aspect provides a secure gate with paved pathway leading down to the BEAUTIFUL ENCLOSED SOUTH-FACING REAR GARDEN. Predominantly laid to lawn with an array of lovely planted borders, establishes bushes and trees. A paved pathway leads to a delightful and secluded paved seating area. Accessed from the French doors in the kitchen and living area. There is an outside tap, two external security lights, provision for a garden shed, part walled left and rear boundary and a fenced right side boundary.

#### 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: 1,710 Square Ft.

Measurements are approximate and for guidance only.

#### Tenure: Freehold.

Sold with vacant possession on completion.

#### 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 the 'First Port' Management Company. The total cost amounts to approximately £350 a year. This can be paid quarterly or in installments. Please speak to the agent for further details.

#### Local Authority:

Newark & Sherwood District Council.

#### Council Tax: Band 'E'

#### EPC: Energy Performance Rating: 'C' (76)

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) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>76</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	