



Blenheim Avenue, Fernwood, Newark

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OLIVER REILLY 







# Blenheim Avenue, Fernwood, Newark

- CONTEMPORARY DETACHED HOME
- DESIRABLE LOCATION! EASE OF ACCESS ONTO A1!
- GROUND FLOOR SHOWER ROOM & UTILITY ROOM
- FOUR-PIECE FAMILY BATHROOM & EN-SUITE
- BEAUTIFULLY LANDSCAPED REAR GARDEN
- FOUR DOUBLE BEDROOMS
- SUPERB OPEN-PLAN DINING KITCHEN
- TRIPLE-ASPECT LIVING ROOM & STUDY
- DETACHED SINGLE GARAGE & MULTI-CAR DRIVEWAY
- EXCELLENT CONDITION! Tenure: Freehold. EPC 'B' (85)

Guide Price: £425,000 - £450,000. WELCOME HOME!

If you're searching for SPACE & STYLE then LOOK NO FURTHER! This attractive and executive detached family-sized home is SITTING PRETTY and has been presented to an exceptionally high standard. Showcasing a picture-perfect layout for you to call your own!

The property is situated in a newly established residential location within Fernwood. Closely set for ease of access onto the A1, up to the A46 and to Newark Town Centre.

This BEAUTIFULLY DESIGNED and expansive layout comprises: Inviting reception hall, FABULOUS OPEN-PLAN DINING KITCHEN. Hosting a breakfast island and a range of integrated appliances. A separate utility room, large study/ ground floor FIFTH BEDROOM with an en-suite shower room and a generous TRIPLE ASPECT LIVING ROOM with French doors, opening out to the garden.

The first floor hosts a STUNNING FOUR-PIECE BATHROOM and FOUR DOUBLE BEDROOMS. Two of which provides fitted wardrobes and an EN-SUITE SHOWER ROOM to the master bedroom.

Externally, the property has been SIGNIFICANTLY ENHANCED to create a MAGNIFICENT LANDSCAPED GARDEN. Partially wall-enclosed. A perfect external escape to appreciate all year round!

The front aspect provides a A MULTI-CAR tandem DRIVEWAY with access into a DETACHED SINGLE GARAGE. Equipped with power and lighting.

Further benefits of this splendid contemporary GEM include uPVC double glazing, gas fired central heating, a high energy efficiency rating (EPC: 'B') and NO LOCAL SERVICE CHARGES!

This wonderful residence redefines sophisticated living. Promising an unparalleled style and functionality! Step inside and see for yourself..!



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<b>RECEPTION HALL:</b>	13'2 x 8'11 (4.01m x 2.72m)
<b>OPEN-PLAN DINING KITCHEN:</b> Max measurements provided.	22'7 x 13'5 (6.88m x 4.09m)
<b>UTILITY ROOM:</b>	6'1 x 5'3 (1.85m x 1.60m)
<b>TRIPLE-ASPECT LIVING ROOM:</b> Max measurements provided.	18'2 x 12'11 (5.54m x 3.94m)
<b>STUDY/ FIFTH BEDROOM:</b> Max measurements provided.	12'9 x 9'1 (3.89m x 2.77m)
<b>GROUND FLOOR SHOWER ROOM:</b>	6'4 x 5'5 (1.93m x 1.65m)
<b>FIRST FLOOR LANDING:</b> Max measurements provided.	14'9 x 4'3 (4.50m x 1.30m)
<b>MASTER BEDROOM:</b>	17'5 x 12'2 (5.31m x 3.71m)
<b>EN-SUITE SHOWER ROOM:</b>	6'8 x 5'6 (2.03m x 1.68m)
<b>BEDROOM TWO:</b> Max measurements provided.	12'7 x 9'3 (3.84m x 2.82m)
<b>BEDROOM THREE:</b> Max measurements provided.	12'10 x 10'6 (3.91m x 3.20m)
<b>BEDROOM FOUR:</b> Max measurements provided.	13'4 x 8'9 (4.06m x 2.67m)
<b>FOUR-PIECE FAMILY BATHROOM:</b>	8'8 x 6'6 (2.64m x 1.98m)
<b>DETACHED GARAGE:</b> Of brick built construction, with a pitched tiled roof. There is an up/ over garage door, power, lighting and uPVC double glazed French doors, opening out to the garden. Max measurements provided.	20'5 x 10'5 (6.22m x 3.18m)





#### EXTERNALLY:

The property provides a low-maintenance frontage, with gravelled hard-standing and a paved pathway, leading to the front entrance door, with external wall light. The right side aspect provides a MULTI-CAR tandem tarmac driveway. Leading down to the DETACHED SINGLE GARAGE. A secure timber gate opens into the WONDERFULLY LANDSCAPED rear garden. Extensively paved with partial gravelled borders and hard-standing. This is the perfect external escape to relax and enjoy. uPVC double glazed French doors open give personal access into the garage. There are two external wall lights, an outside tap, part walled left side and rear boundaries and a fenced right sided 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.

#### Tenure: Freehold.

Sold with vacant possession on completion.

#### Approximate Size: 1,550 Square Ft.

Measurements are approximate and for guidance only.

#### EPC: Energy Performance Rating: 'B' (85)

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 Authority:

Newark & Sherwood District Council.

#### Council Tax: Band 'E'

#### 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>93</b>
(81-91) <b>B</b>	<b>85</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 	