



Pach Way, Fernwood, Newark



OLIVER REILLY



# Pach Way, Fernwood, Newark

Guide Price £210,000 - £220,000

- LOVELY MODERN TOWN HOUSE
- LOVELY RESIDENTIAL LOCATION
- LARGE LOUNGE/DINER
- TWO PRIVATE ALLOCATED PARKING SPACES
- EASE OF ACCESS TO A1, A46 & AMENITIES
- THREE DOUBLE BEDROOMS
- CONTEMPORARY KITCHEN & GF W.C
- FIRST FLOOR BATHROOM & SECOND FLOOR EN-SUITE
- ATTRACTIVE LOW-MAINTENANCE GARDEN
- EXCELLENT CONDITION! Tenure: Freehold. EPC 'C'

Guide Price: £210,000 - £220,000. A TANTALIZING TARDIS-LIKE TOWN HOUSE..!

It's all about LOCATION! LOCATION! LOCATION! here... This cracking contemporary home is pleasantly positioned in the heart of the ever popular modern-day village of Fernwood. Central to a range of local amenities and boasting ease of access onto the A1 and A46. The property enjoys an attractive outlook to both the front and rear of the house. Captivating a calm and quiet position.

The appreciation we have for this marvellous home exudes further from the moment you step inside... Promising a wealth of warmth, great living flexibility and IMPECCABLE PRESENTATION THROUGHOUT!

The expansive and flexible accommodation comprises: Inviting entrance hall, a ground floor W.C, modern fitted kitchen, a LARGE AND LOVELY LOUNGE/DINER with French doors opening out to a private garden.

The first floor provides TWO EXCELLENT DOUBLE BEDROOMS and a central three-piece family bathroom.

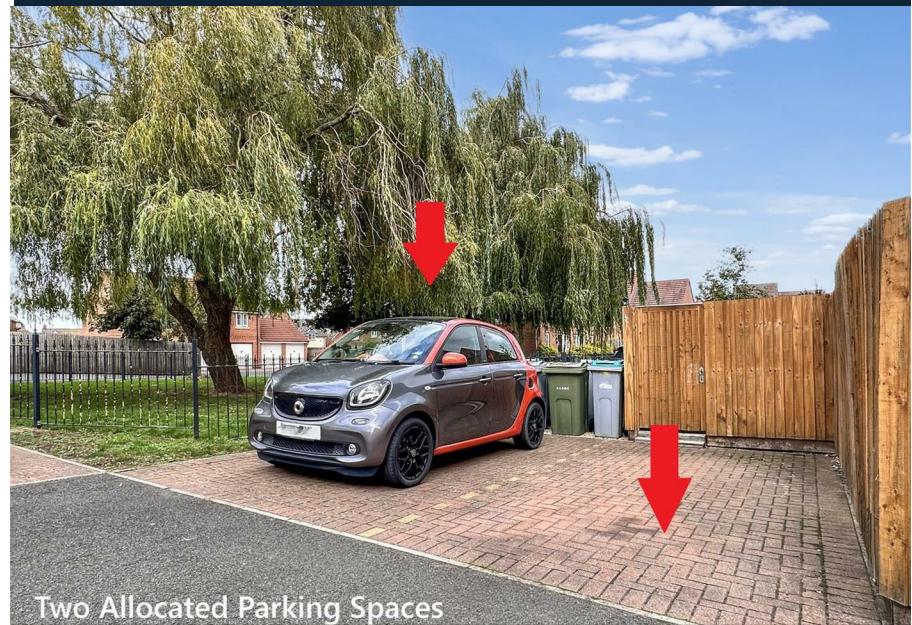
The second floor landing hosts a useful fitted storage cupboard and access into a COPIOUS MASTER BEDROOM enhanced by a STUNNING EN-SUITE SHOWER ROOM.

Externally, the house is enhanced by TWO ALLOCATED PARKING SPACES. Situated behind the property. Promoting side-by-side off-street parking.

The charming, well-maintained and appealing low-maintenance rear garden is a wonderful external escape. Benefiting from an artificial lawn and two wonderfully relaxing seating areas. Perfect for entertaining!

Additional benefits of this LOVELY home include uPVC double glazing and gas central heating.

This is a PERFECT PLACE TO CALL HOME!.. Step inside and fall in love today!



## Two Allocated Parking Spaces

ENTRANCE HALL: 12'3 x 3'7 (3.73m x 1.09m)

GROUND FLOOR W.C: 6'7 x 2'10 (2.01m x 0.86m)

STYLISH MODERN KITCHEN: 11'6 x 5'11 (3.51m x 1.80m)

GENEROUS LOUNGE/DINER: 15'6 x 13'2 (4.72m x 4.01m)

Max measurements provided.

FIRST FLOOR LANDING: 11'1 x 2'10 (3.38m x 0.86m)

BEDROOM TWO: 13'3 x 11'2 (4.04m x 3.40m)

Max measurements provided.

BEDROOM THREE: 13'2 x 8'10 (4.01m x 2.69m)

Max measurements provided.

CONTEMPORARY FAMILY BATHROOM: 6'10 x 5'8 (2.08m x 1.73m)

SECOND FLOOR LANDING: 3'8 x 3'8 (1.12m x 1.12m)

MAXIMUM MEASUREMENTS PROVIDED.

MASTER BEDROOM: 13'2 x 13'2 (4.01m x 4.01m)

STYLISH EN-SUITE SHOWER ROOM: 8'3 x 4'7 (2.51m x 1.40m)

MAXIMUM MEASUREMENTS PROVIDED.

ALLOCATED PARKING SPACE:

The property provides two block paved allocated parking spaces. Located behind the house. Ensuring side-by-side off-street parking.

EXTERNALLY:

The property enjoys an attractive residential position, central to amenities and main road links. The front aspect provides a small paved pathway and step up to the front entrance door, with external wall light. There is a slate shingled frontage with access to the concealed gas/electricity meters.

The delightful and fully enclosed rear garden is a wonderful low-maintenance retreat. Hosting an artificial lawn, delightful paved patio, directly accessed from the uPVC double glazed French doors in the lounge/diner. A paved pathway leads down to an additional decked seating area, at the bottom of the garden, with a tree-lined outlook behind. There is an outside tap, hard-standing/provision for a garden shed. Fully fenced side and rear boundaries. A left sided wooden personal gate open out to the TWO ALLOCATED PARKING SPACES. Set behind the house.



#### 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.

#### 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: 961 Square Ft.

Measurements are approximate and for guidance only.

#### Local Authority:

Newark & Sherwood District Council.

#### Council Tax: Band 'C'

#### 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 two payments a year to the 'First Port' Management Company. The total cost amounts to approximately approximatley £400 a year. Please speak to the agent for further details.

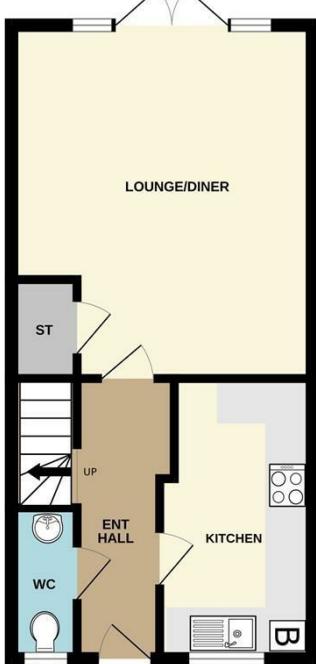
#### EPC: Energy Performance Rating: 'C' (78)

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.

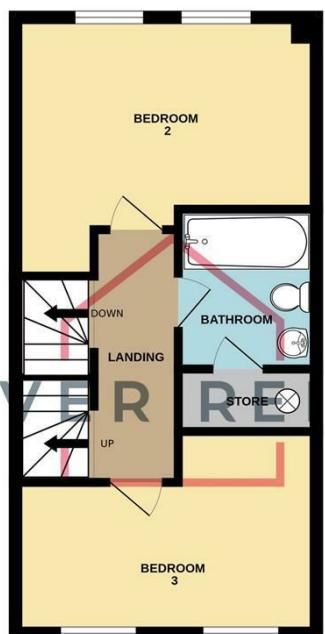




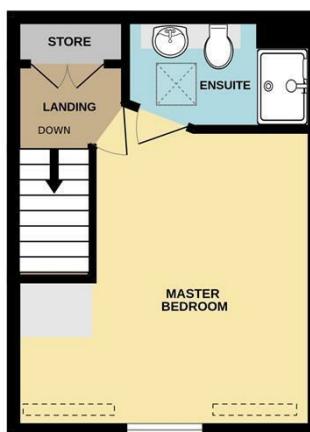
GROUND FLOOR



1ST FLOOR



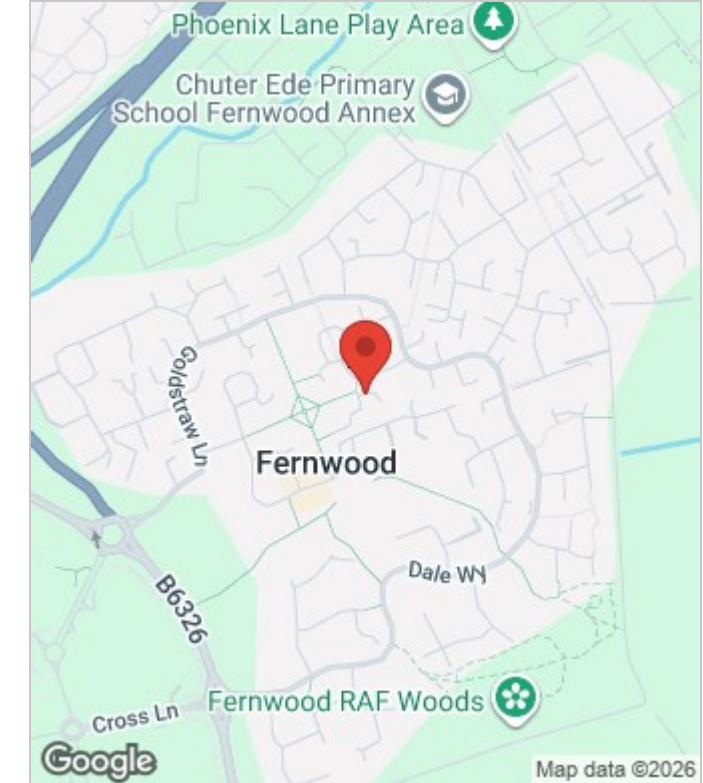
2ND FLOOR



OLIVER REILLY

Phoenix Lane Play Area

Chuter Ede Primary School Fernwood Annex



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

