



Johnsons Road, Fernwood, Newark

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OLIVER REILLY



Johnsons Road, Fernwood, Newark

- STYLISH END TOWN HOUSE
- CONVENIENT LOCATION! CLOSE TO AMENITIES!
- LARGE L-SHAPED LIVING ROOM
- INTEGRAL SINGLE GARAGE & MULTI-CAR DRIVEWAY
- EXCELLENT CONDITION! EASE OF ACCESS ONTO A1/A46
- THREE DOUBLE BEDROOMS
- OPEN-PLAN DINING KITCHEN
- GF W.C. SECOND FLOOR BATHROOM & MODERN EN-SUITE
- WELL-APPOINTED & LANDSCAPED REAR GARDEN
- NO CHAIN! Tenure: Freehold. EPC 'C'

SPACIOUS, STYLISH & SUPERBLY VERSATILE...! ****NO CHAIN!****

Feast your eyes on this BEAUTIFULLY PRESENTED and tastefully modern end town house. Conveniently situated in the heart of Fernwood, close to a wide range of amenities, popular schools and useful transport links. Boasting ease of access onto the A1, A46 and to Newark Town Centre.

If you're searching for a home to MOVE STRAIGHT INTO... Then LOOK NO FURTHER! This fabulous contemporary cracker is a real gem! Having been tastefully enhanced by the existing owners, who have created a beautiful residence, that truly SETS THE STANDARD from the moment you step inside!

The extensive layout is HUGELY DECEPTIVE and EXTREMELY FLEXIBLE!... Spanning over 1,100 square/ft, comprising: Inviting entrance hall, a lavish ground floor W.C and an OPEN-PLAN DINING KITCHEN. The first floor landing occupies a LARGE L-SHAPED LIVING ROOM! Boasting an EYE-CATCHING MEDIA WALL and a third (double) bedroom. The second floor hosts a three-piece family bathroom and TWO FURTHER DOUBLE BEDROOM. Both enhanced with extensive FITTED WARDROBES. The large master bedroom hosts a STUNNING EN-SUITE SHOWER ROOM. Externally, the house stands proud with a MULTI-VEHICLE DRIVEWAY. Ensuring side-by-side off-street parking and access into an INTEGRAL SINGLE GARAGE. Equipped with power, lighting and exciting scope to be utilised into additional living accommodation. Subject to relevant approvals.

The BEAUTIFULLY LANDSCAPED and WELL-APPOINTED rear garden is incredibly impressive, with a fitted sprinkler system. Showcasing an ideal family-sized external escape!...Enjoying two paved seating areas, ideal for entertaining! Additional benefits of this IMMACULATE RESIDENCE include uPVC double glazing and gas fired central heating. MOVE ON IN!... Bursting with space and adaptable scope! Turn the key and make this house your next home! Marketed with ****NO ONWARD CHAIN!****.

Asking Price: £220,000



ENTRANCE HALL:	16'2 x 6'6 (4.93m x 1.98m)
GROUND FLOOR W.C:	6'4 x 3'1 (1.93m x 0.94m)
OPEN-PLAN DINING KITCHEN:	14'10 x 9'5 (4.52m x 2.87m)
FIRST FLOOR LANDING:	13'0 x 5'9 (3.96m x 1.75m)
LARGE L-SHAPED LIVING ROOM:	15'7 x 14'10 (4.75m x 4.52m)
Max measurements provided.	
BEDROOM THREE:	10'1 x 8'10 (3.07m x 2.69m)
SECOND FLOOR LANDING:	5'7 x 2'10 (1.70m x 0.86m)
MASTER BEDROOM:	13'4 x 9'2 (4.06m x 2.79m)
STYLISH EN-SUITE:	6'1 x 5'7 (1.85m x 1.70m)
BEDROOM TWO:	14'10 x 10'10 (4.52m x 3.30m)
Max measurements provided.	
FAMILY BATHROOM:	6'9 x 5'7 (2.06m x 1.70m)
INTEGRAL SINGLE GARAGE:	16'1 x 8'4 (4.90m x 2.54m)
Accessed via a manual up/ over garage door. Equipped with power and lighting. Providing great scope to be utilised into additional ground floor living accommodation. Subject to relevant approvals.	





EXTERNALLY:

The property lies in the heart of a popular modern-day village location. Close to amenities and main road links. The front aspect provides dropped kerb vehicular access onto a MULTI-CAR TARMAC DRIVEWAY. Ensuring side-by-side off-street parking. Access into the integral single garage, the front entrance door, with external up/ down light, storm canopy above and the concealed gas meter. A right sided personal access gate opens onto a paved pathway with late borders and to the concealed electricity meter. Leading down to the WELL-APPOINTED and LANDSCAPED rear garden. Predominantly laid to lawn, with partially planted and slate borders with an INSET SPRINKLER SYSTEM. Enjoying two complementary paved seating/ entertainment areas, at both ends of the garden. Offering a great choice of position to relax and unwind. There is an outside tap, two external up/ down lights, 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.

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: 1,140 Square Ft.

Measurements are approximate and for guidance only. This includes the integral garage.

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 £142.60, paid every 6 months (Approximately £286 a year). Please speak to the agent for further details.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'C'

EPC: Energy Performance Rating: 'C' (77)

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.

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.

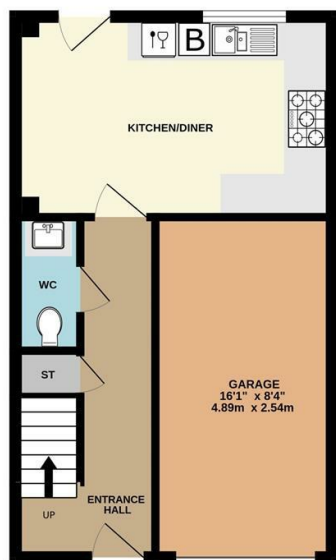
Draft Details-Awaiting Approval:

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.

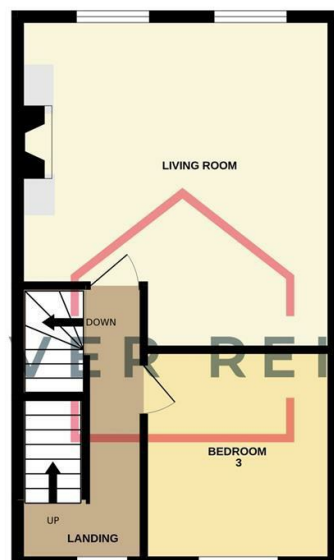




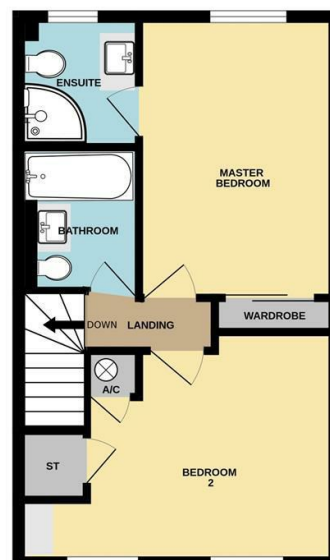
GROUND FLOOR



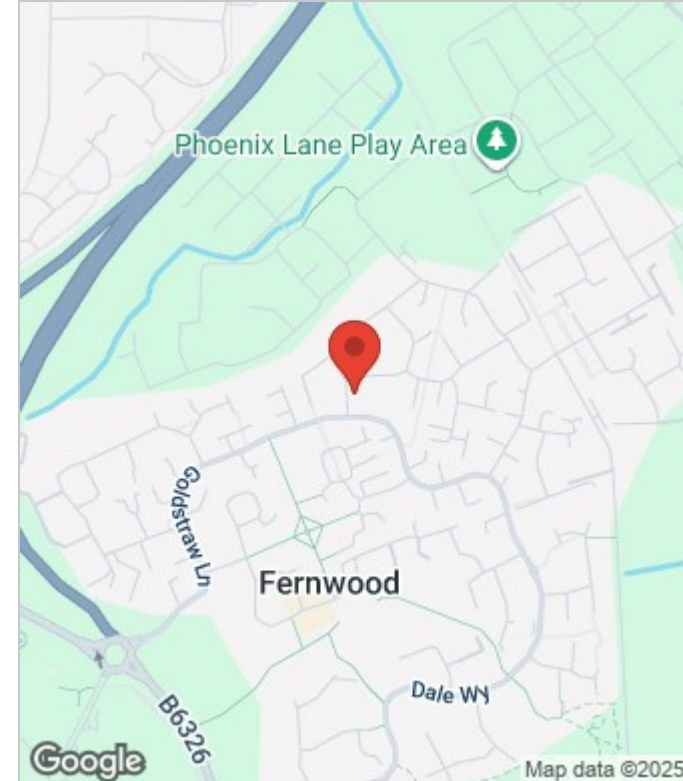
1ST FLOOR



2ND FLOOR



OLIVER REILLY



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	81
(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