



Oakfield Road, Fernwood, Newark

4 3 3 tbc

OLIVER REILLY



# Oakfield Road, Fernwood, Newark

Guide Price £400,000 - £425,000

- SUBSTANTIAL DETACHED FAMILY HOME
- QUIET CUL-DE-SAC POSITION
- GF W.C & UTILITY ROOM
- FOUR-PIECE FAMILY BATHROOM & TWO EN-SUITES
- GENEROUS REAR GARDEN WITH UNSPOILED OUTLOOK BEHIND
- FOUR DOUBLE BEDROOMS & DRESSING ROOM
- THREE LARGE RECEPTION ROOMS & CONSERVATORY
- SUPERB OPEN-PLAN LIVING/DINING KITCHEN
- DETACHED DOUBLE GARAGE & MULTI-VEHCILE DRIVEWAY
- SCOPE TO MAKE YOUR OWN! NO CHAIN! Tenure: Freehold. EPC 'tbc'

Guide Price: £400,000 - £425,000. OFFERING SPACE, STYLE & SUPERB SCOPE!!!  
 Commanding a magnificent position, at the head of a quiet residential cul-de-sac and significantly enhanced by its PRIVATE & UNSPOILED OPEN OUTLOOK TO THE REAR! This substantial family-sized home is READY & WAITING for you to INJECT YOUR OWN PERSONALITY!... Both inside and out!  
 Not only is this spacious detached residence perfectly situated for ease of access onto the A1 and A46, it's surrounded by a vast array of excellent on-hand amenities, that only add to the popularity of this growing modern-day village. We're sure this thoughtfully designed home will hold all the key ingredients for AN IDEAL LONG-TERM HOME. Showcasing all the desired qualities required for modern-day family life.  
 The expansive internal layout spans in excess of 1,800 square/ft, comprising: Inviting reception hall, a ground floor W.C, study, dining/ family room, a generous living room with French doors opening into a delightful conservatory. This links through to a WONDERFUL 22FT OPEN-PLAN LIVING/ DINING FAMILY KITCHEN and separate utility room.  
 The eye-catching galleried landing hosts a FOUR-PIECE FAMILY BATHROOM and FOUR DOUBLE BEDROOMS. Three of which are enhanced by extensive fitted wardrobes. The second bedroom boasts an en-suite shower room and the copious master bedroom flows perfectly with a DRESSING ROOM with fitted wardrobes and an EN-SUITE SHOWER ROOM.  
 Externally, you can't not be impressed by the MAGNIFICENT 0.10 of an acre CORNER PLOT POSITION. Welcomed by a multi vehicle driveway. Allowing side-by-side off-street parking and access into a DETACHED DOUBLE GARAGE. Equipped with power and lighting.  
 The well-appointed rear garden leaves much to the imagination and promotes a perfect external space for the whole family. Strongly emphasised by the open-aspect behind.  
 Available with NO ONWARD CHAIN!.. There's SO MUCH SPACE TO GROW, ROOM TO RELAX & POTENTIAL TO FILL!!!



<b>RECEPTION HALL:</b>	13'10 x 7'10 (4.22m x 2.39m)
<b>GROUND FLOOR W.C:</b>	5'2 x 3'3 (1.57m x 0.99m)
<b>STUDY:</b>	11'7 x 6'10 (3.53m x 2.08m)
<b>DINING/ FAMILY ROOM:</b>	13'27 x 8'10 (3.96m x 2.69m)
<b>GENEROUS LIVING ROOM:</b>	17'1 x 11'7 (5.21m x 3.53m)
<b>SPACIOUS CONSERVATORY:</b>	11'9 x 11'7 (3.58m x 3.53m)
Of part brick and uPVC construction, with a pitched poly-carbonate roof. Providing carpeted flooring, power and lighting, via a ceiling light fitting with fan. uPVC double glazed windows to the left, right and rear elevations, all with 'perfect-fit' venetian blinds. A uPVC double glazed right-sided personal door gives access out to the well-appointed rear garden.	
<b>OPEN-PLAN LIVING/DINING SPACE:</b>	17'4 x 8'9 (5.28m x 2.67m)
<b>OPEN-PLAN KITCHEN AREA:</b>	21'10 x 9'4 (6.65m x 2.84m)
<b>UTILITY ROOM:</b>	7'6 x 5'2 (2.29m x 1.57m)
<b>GALLERIED FIRST FLOOR LANDING:</b>	14'2 x 9'2 (4.32m x 2.79m)
<b>MASTER BEDROOM:</b>	13'8 x 11'9 (4.17m x 3.58m)
<b>DRESSING ROOM:</b>	10'5 x 5'10 (3.18m x 1.78m)
Max measurements provided.	
<b>MASTER EN-SUITE:</b>	7'2 x 5'8 (2.18m x 1.73m)
<b>BEDROOM TWO:</b>	12'5 x 10'3 (3.78m x 3.12m)
<b>EN-SUITE SHOWER ROOM:</b>	7'6 x 3'10 (2.29m x 1.17m)
<b>BEDROOM THREE:</b>	11'9 x 9'9 (3.58m x 2.97m)
<b>BEDROOM FOUR:</b>	9'9 x 9'9 (2.97m x 2.97m)
<b>FOUR-PIECE FAMILY BATHROOM:</b>	9'9 x 7'3 (2.97m x 2.21m)
Max measurements provided.	



#### **DETACHED DOUBLE GARAGE:**

17'9 x 17'2 (5.41m x 5.23m)

Of brick built construction, with a pitched tiled roof. Accessed via an electric up/ over garage door. Equipped with power, lighting and over-head eaves storage space. There are a range of fitted base units with patterned laminate work surfaces over. A left sided wooden personal door gives access to the front, side and rear of the property.

#### **EXTERNALLY:**

This eye-catching detached home enjoys a lovely position, at the top of a quiet cul-de-sac. Close to amenities and main roads. The property stands proud on a wonderful 0.10 of an acre plot. The front aspect is greeted with dropped kerb vehicular access onto a multi-vehicle tarmac driveway, with side-by-side parking and access into a DETACHED DOUBLE GARAGE. The well-tended front garden is predominantly gravelled, with a range of established bushes and a hedged front boundary. A tarmac pathway leads to the front porch and entrance door. This continues to the right side aspect, to a secure wrought-iron personal gate and external light, onto a paved pathway that leads down to the WELL-APPOINTED and fully enclosed rear garden. Predominantly laid to lawn, with partial gravelled borders and a small range of established bushes and shrubs. There is a garden shed outside tap, fully fenced side and rear boundaries. This magnificent plot is hugely enhanced by the CAPTIVATING and UNSPOILED OPEN-OUTLOOK BEHIND. Showcasing a wonderful outlook and a high-degree of privacy all year round!

#### **Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a modern condensing boiler. Installed in 2022 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: 1,838 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 the 'First Port' Management Company. The total cost amounts to approximately £310 a year. Please speak to the agent for further details.

#### **Local Authority:**

Newark & Sherwood District Council.

#### **Council Tax: Band 'E'**

#### **EPC: Energy Performance Rating: 'tbc'- On Order**

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 an 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.







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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	