



Gardiner Avenue, Fernwood, Newark

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GARDINER AVENUE

 OLIVER REILLY



Gardiner Avenue, Fernwood, Newark

- EXPANSIVE THREE-STOREY DETACHED HOME
- CORNER PLOT POSITION & CLOSE TO AMENITIES
- GF W.C & UTILITY ROOM
- LARGE TANDEM GARAGE & DRIVEWAY
- EASE OF ACCESS ONTO A1, A46 & TO TOWN CENTRE
- FOUR DOUBLE BEDROOMS
- GENEROUS L-SHAPED LIVING SPACE & FIRST FLOOR LIVING ROOM
- TWO EN-SUITES WITH DRESSING AREAS & FAMILY BATHROOM
- MANAGEABLE ENCLOSED REAR GARDEN
- COPIOUS LAYOUT! A MUST VIEW! Tenure: Freehold. EPC 'C'

SUBSTANTIAL SPACE & VAST LIVING FLEXIBILITY!
There's SO MUCH ROOM inside this VERY VERSATILE detached family-sized home. Occupying an enviable corner plot position in the heart of Fernwood, lying close to amenities and main road links.

This copious home presents a BRILLIANT BLANK CANVAS and showcases ample accommodation, spanning over 1,800 square/ft that will suit everyday modern life. The extensive, BRIGHT & AIRY internal layout comprises: Large entrance hall, a HUGE L-SHAPED OPEN-PLAN LIVING/ DINING KITCHEN with a separate utility room and ground floor W.C.

The galleried-style first floor landing hosts a GENEROUS DUAL-ASPECT LIVING ROOM, a sizeable master bedroom with walk-in dressing area and separate EN-SUITE SHOWER ROOM.

The second floor provides a three-piece family bathroom and THREE FURTHER DOUBLE BEDROOMS! The DUAL-ASPECT second bedroom boasts an additional dressing area with EN-SUITE SHOWER ROOM.

Externally, the property commands a cracking corner plot position, with a lovely unspoiled outlook to the front aspect. There is a driveway to the side of the house, with a LARGE 31FT TANDEM GARAGE. Equipped with power and lighting. The well-appointed rear garden hosts an ideal space for the whole family to enjoy, whilst remaining primed and ready for you to make your own!

Further benefits of this FANTASTIC FAMILY HOME include uPVC double glazing, NEWLY FITTED CARPETS in all bedrooms. landings and first floor living room. There is gas central heating via a NEWLY INSTALLED BOILER with warranty remaining.

STEP INSIDE!... and gain a full sense of appreciation for the SPACE & SCOPE associated with this fabulous all-rounder of a home!



Guide Price £325,000



ENTRANCE HALL: Max measurements provided.	12'6 x 7'10 (3.81m x 2.39m)
UTILITY ROOM:	6'10 x 6'4 (2.08m x 1.93m)
GROUND FLOOR W.C:	6'10 x 6'7 (2.08m x 2.01m)
GENEROUS LIVING KITCHEN:	27'1 x 10'1 (8.26m x 3.07m)
OPEN-PLAN DINING SPACE:	23'10 x 11'5 (7.26m x 3.48m)
FIRST FLOOR LANDING: Max measurements provided.	12'6 x 8'0 (3.81m x 2.44m)
LARGE FIRST FLOOR LIVING ROOM:	23'11 x 11'1 (7.29m x 3.38m)
MASTER BEDROOM:	15'4 x 10'10 (4.67m x 3.30m)
DRESSING AREA: Max measurements provided.	6'3 x 5'2 (1.91m x 1.57m)
MASTER EN-SUITE:	6'10 x 6'1 (2.08m x 1.85m)
SECOND FLOOR LANDING:	9'6 x 3'4 (2.90m x 1.02m)
BEDROOM TWO: Max measurements provided.	15'2 x 10'3 (4.62m x 3.12m)
DRESSING AREA: Max measurements provided.	6'3 x 4'11 (1.91m x 1.50m)
EN-SUITE SHOWER ROOM:	6'10 x 6'1 (2.08m x 1.85m)
BEDROOM THREE:	13'2 x 10'2 (4.01m x 3.10m)
BEDROOM FOUR: Max measurements provided.	13'8 x 10'3 (4.17m x 3.12m)
FAMILY BATHROOM:	9'1 x 6'2 (2.77m x 1.88m)
LARGE DETACHED TANDEM GARAGE: Of brick built construction, with a pitched tiled roof. Accessed via a manual up/ over garage door. Equipped with power, lighting and over-head eaves storage space. A clear double glazed right sided personal door, gives access out to the garden.	31'7 x 9'1 (9.63m x 2.77m)



EXTERNALLY:
This substantial and detached family home occupies a popular residential position, with an unspoiled tree-lined out in front of the house and also occupies a CRACKING CORNER PLOT. The front aspect is greeted with a paved pathway down to the entrance door, with storm canopy above and slate shingled hard-standing. The front and side garden is predominantly laid to lawn, with a variety of established bushes/ shrubs. The right side aspect has a tarmac driveway, leading down to a LARGE DETACHED TANDEM GARAGE. A secure wooden personal gate opens into the WELL-APPOINTED REAR GARDEN. Predominantly laid to lawn, with a small range of mature bushes/ shrubs, a central raised seating deck and a paved seating area, directly accessed via the uPVC double glazed French doors in the open-plan dining room. There are a range of external lights, paved hard-standing behind the detached garage, part walled/ fenced side and rear boundaries.

Services:
Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a NEWLY INSTALLED BOILER 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.

Broadband Connectivity:
Ultrafast fibre broadband is available, with approximately 1,800 Mbps download speed.

Approximate Size: 1,850 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 £300 a year. Please speak to the agent for further details.

Local Authority:
Newark & Sherwood District Council.

Council Tax: Band 'E'

EPC: Energy Performance Rating: 'C'
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.

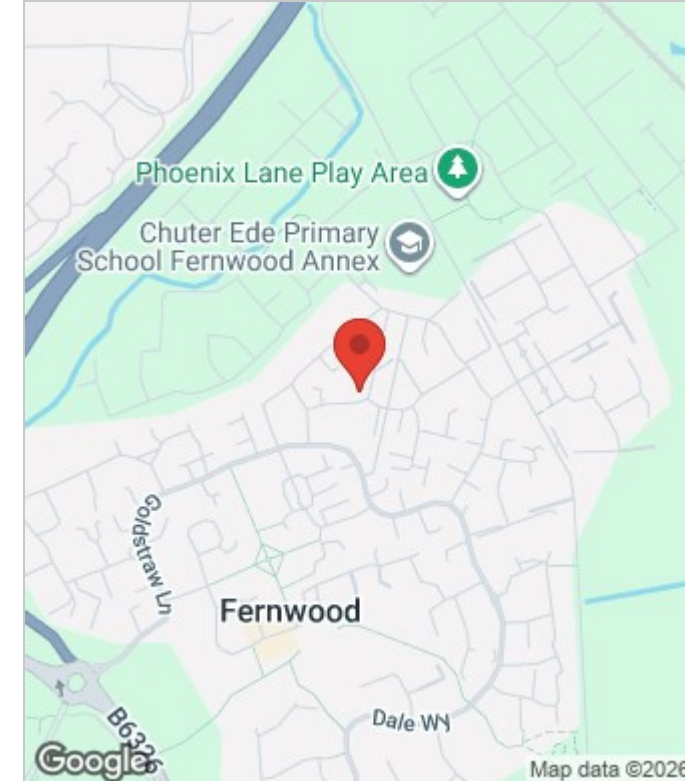
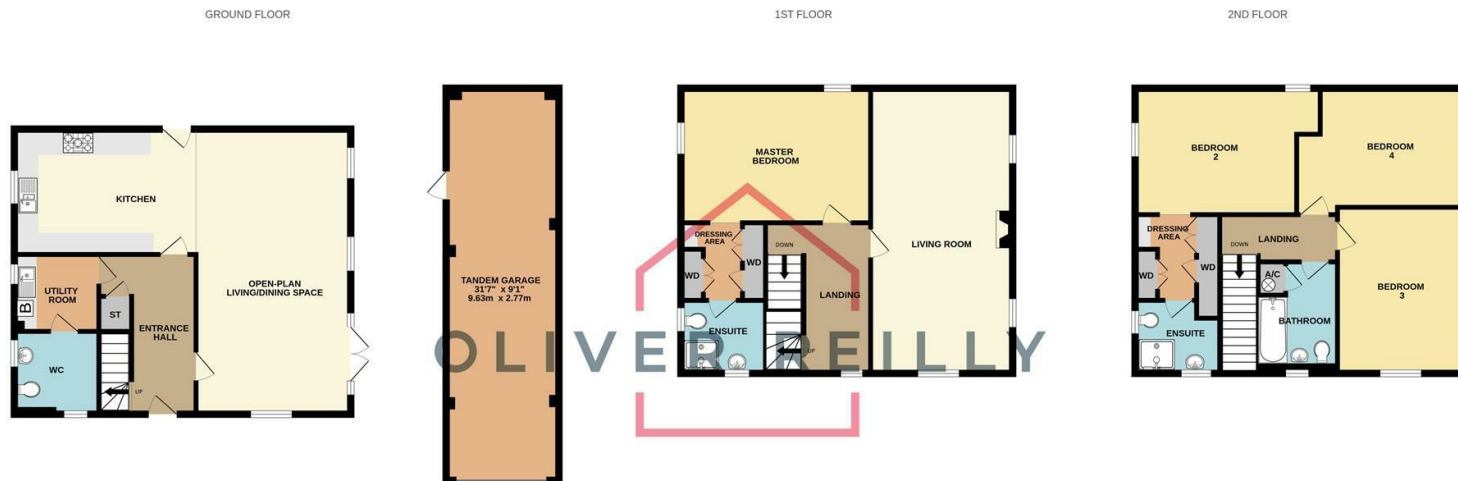
Viewing Arrangements:
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

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.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	83
(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

