



Digby Avenue, Fernwood, Newark

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OLIVER REILLY



Digby Avenue, Fernwood, Newark

- SPACIOUS & ADAPTABLE THREE STOREY HOME
- POPULAR MODERN-DAY LOCATION
- SUPERB DINING KITCHEN WITH INTERGATED APPLIANCES
- WELL-APPOINTED & LOW-MAINTENANCE REAR GARDEN
- EASE OF ACCESS TO AMENITIES & ONTO MAIN ROADS
- THREE DOUBLE DUAL-ASPECT BEDROOMS
- TWO FLEXIBLE RECEPTION ROOMS
- GROUND FLOOR W.C. FIRST FLOOR BATHROOM & SECOND FLOOR EN-SUITE
- TANDEM TARMAC DRIVEWAY TO REARWITH EV CHARGER!
- VIEWING ESSENTIAL! Tenure: Freehold. EPC 'B'

Guide Price: £260,000 - £270,000. VASTLY VERSATILE MODERN-DAY LIVING!

Set on a desirable corner plot within the highly sought-after modern village of Fernwood, this impressive semi-detached townhouse offers SPACIOUS, FLEXIBLE & BEAUTIFULLY PRESENTED accommodation arranged over three floors.

Showcasing an exceptionally high standard and feeling AS GOOD AS NEW... the property has been tastefully enhanced with attractive décor and thoughtful finishing touches, creating a warm and welcoming home that's ready to move straight into!

The bright and airy accommodation benefits from a predominantly DUAL-ASPECT DESIGN allowing natural light to flood the rooms throughout the day. The versatile layout comprises: Entrance hall, ground-floor W.C and a generous sitting/dining room, complete with stylish feature wall panelling.

At the heart of the home is the impressive dining kitchen, featuring a RANGE OF INTERGATED APPLIANCES, a central island and space for family dining/ entertaining. French doors open directly onto the landscaped rear garden, creating a seamless connection between the indoor and outdoor living spaces.

The first floor provides further versatility, with a bright DUAL-ASPECT LOUNGE, a spacious double bedroom and a central family bathroom. The second floor is home to the impressive master bedroom, complete with a JACK & JILL EN-SUITE, alongside a further well-proportioned double bedroom. This adaptable three-storey layout offers excellent flexibility for modern family living, working from home or accommodating guests.

Externally, the property continues to impress with a fully enclosed rear garden, which has been thoughtfully landscaped, incorporating an extensive paved seating area. A paved pathway leads to the TANDEM TARMAC DRIVEWEAY with an EV charging point.

Further benefits include uPVC double glazing, gas central heating, a remaining NHBC warranty and an excellent EPC rating of B.

A MARVELLOUS MODERN GEM AWAITS! Truly deserving of your appreciation!



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ENTRANCE HALL:	10'8 x 4'3 (3.25m x 1.30m)
GROUND FLOOR W.C:	5'6 x 2'10 (1.68m x 0.86m)
SUPERB DINING KITCHEN:	12'6 x 11'7 (3.81m x 3.53m)
SITTING/ DINING ROOM:	12'7 x 12'2 (3.84m x 3.71m)
Max measurements provided.	
FIRST FLOOR LANDING:	8'1 x 3'3 (2.46m x 0.99m)
DUAL-ASPECT LOUNGE:	12'6 x 11'7 (3.81m x 3.53m)
FAMILY BATHROOM:	6'2 x 5'6 (1.88m x 1.68m)
BEDROOM TWO:	12'7 x 10'9 (3.84m x 3.28m)
Max measurements provided.	
SECOND FLOOR LANDING:	5'8 x 5'5 (1.73m x 1.65m)
Max measurements provided.	
MASTER BEDROOM	15'8 x 12'7 (4.78m x 3.84m)
Max measurements provided.	
JACK& JILL EN-SUITE:	7'6 x 5'1 (2.29m x 1.55m)
BEDROOM THREE:	12'7 x 9'3 (3.84m x 2.82m)
Max measurements provided.	



EXTERNALLY:

This spacious, substantial and deceptively versatile three-storey semi-detached home enjoys a pleasant residential position within a newly established part of this modern development in the ever-expanding village of Fernwood.

The property is approached via a small paved pathway leading to the front entrance door, complemented by an external wall light and storm canopy above. The attractive front garden is tastefully established and features a variety of mature bushes and shrubs.

The well-appointed rear garden is a superb complement to the property, offering minimal maintenance and maximum enjoyment. Predominantly laid to lawn, it is enhanced by a substantial paved outdoor entertaining area and a well-connected paved pathway with gravelled borders, leading to a rear wooden pedestrian access gate onto a multi-vehicle tandem tarmac driveway, with the benefit of an EV CHARGER.

Further benefits to the rear garden include an outside tap, double external power socket and external security light. The garden is enclosed by fenced right-hand/rear boundaries, while the left-hand boundary features high-level brick pillars, low-level walling and timber fencing, providing an enhanced degree of privacy.

Approximate Size: 1,060 Square Ft.

Measurements are approximate and for guidance only.

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.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'C'



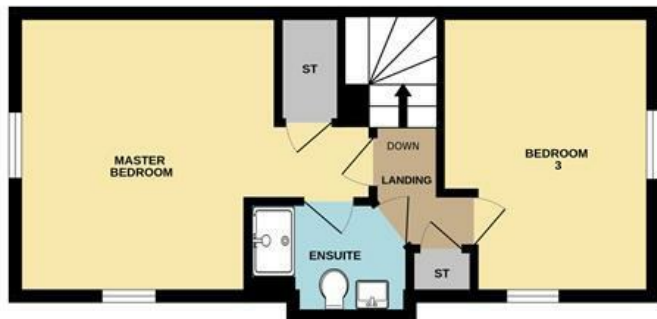
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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, 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 a modern and thriving village located on the outskirts of Balderton, offering an excellent choice of homes suited to first-time buyers, growing families, and investors alike.

The village benefits from a range of convenient local amenities, all within walking distance, including a convenience store, village hall, sports field, hairdressers, takeaway, wine bar, public house, and a brand-new secondary school. A regular bus service also provides easy access to the nearby historic market town of Newark-on-Trent.

Ideally positioned for commuters, Fernwood enjoys excellent transport links, with quick access to the A1 and direct rail services to London King's Cross from Newark North Gate station. The area is also well served by a selection of highly regarded amenities, transport links and secondary schools in Newark, Lincoln, and Grantham.

Just 3.5 miles away, Newark-on-Trent offers a rich blend of history and modern convenience. The town features an impressive range of independent boutiques, high street retailers, cafés, restaurants, pubs, and cultural attractions, making it a popular destination for shopping, dining, and leisure.

Nearby Balderton provides an additional selection of everyday amenities, including Sainsbury's, Tesco Express, Lidl, Lonsis, a Post Office, pharmacy, public houses, and well-regarded primary and secondary schools, ensuring everything you need is close at hand.

Viewing Arrangements:

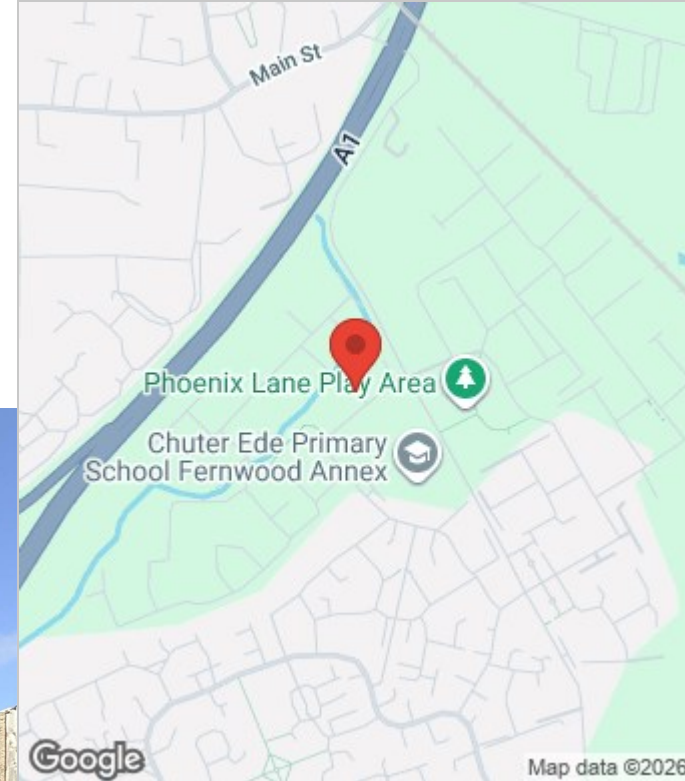
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

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	85	95
(81-91) B		
(69-80) C		
(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



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