Thomas Road, Fernwood, Newark

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OLIVER REILLY

Thomas Road, Fernwood, Newark

Guide Price £525,000

- IMPRESSIVE EXECUTIVE DETACHED HOME
- THREE SPACIOUS RECEPTION ROOMS
- SUPERB 27FT OPEN-PLAN LIVING/DINING KITCHEN
- BEAUTIFUL GALLERIED LANDING & BALCONY
- DETACHED DOUBLE GARAGE & SUBSTANTIAL DRIVEWAY
- FIVE DOUBLE BEDROOMS (WITH FITTED WARDROBES)
- LOVELY CUL-DE-SAC CLOSE TO AMENITIES
- GROUND FLOOR W.C & UTILITY ROOM
- FOUR-PIECE FAMILY BATHROOM & TWO EN-SUITES
- DELIGHTFUL WALL-ENCLOSED SOUTH-FACING GARDEN. Tenure: Freehold. EPC 'C'

A HOME THAT RAISES THE BAR!

Beautifully presented & thoughtfully designed for EXCEPTIONAL FAMILY LIVING! This remarkable five-bedroom detached home combines LUXUARY, SPACE & EFFORTLESS ENTERTAINING in one of Fernwood's most desirable cul-de-sacs. Perfectly positioned close to countryside walks, family-friendly communal grounds & an abundance of amenities, with excellent connectivity via the A1.

The property welcomes you into a beautiful reception hall, leading to a ground-floor W.C and TWO ADAPTABLE BAY-FRONTED RECEPTION ROOMS. Currently arranged as a study/ functional family room. A spacious formal lounge provides an inviting place to relax, enhanced by an eye-catching gas fire with elegant stone surround.

The HEART OF THE HOME is undoubtedly the MAGNIFICENT 27 FT OPEN-PLAN LIVING/DINING KITCHEN. Designed with both everyday family life & entertaining in mind, this impressive space boasts a wonderful feature bay window, breakfast bar & integrated appliances. A separate utility room adds further practicality, while French doors create a seamless connection to the covered outdoor entertainment terrace.

Upstairs, the BRIGHT & BEAUTIFUL GALLERIED LANDING features a striking split-level staircase that flows towards French doors opening onto a PEACEFUL FRONT BALCONY!

There are FIVE DOUBLE BEDROOMS, all enhanced by EXTENSIVE FITTED WARDROBES, together with TWO EN-SUITE SHOWER ROOMS & a stylish, contemporary four-piece family bathroom.

Externally, the property occupies an IMPRESSIVE CORNER PLOT with a substantial driveway providing access to a DETACHED DOUBLE GARAGE. Equipped with power & lighting.

The predominantly walled SOUTH-FACING REAR GARDEN creates a natural extension of the home. Designed with entertaining firmly in mind. Hosting a perfect setting for gatherings, while a charming, cosy summer house offers a versatile workspace to enjoy!

HAPPILY EVER AFTER STARTS HERE! This is a home created to making memories! Ready to enjoy from the moment you move in!

INVITING RECEPTION HALL: 13'5 x 12'9 (4.09m x 3.89m)
Max measurements provided.

GROUND FLOOR W.C: 5'9 x 4'4 (1.75m x 1.32m)

GENEROUS LIVING ROOM: 18'5 x 11'7 (5.61m x 3.53m)

SPACIOUS FAMILY/ SITTING ROOM: 16'9 x 14'2 (5.11m x 4.32m)
Max measurements provided into bay-window.

BAY-FRONTED STUDY/ PLAY ROOM: 11'7 x 9'7 (3.53m x 2.92m)
Max measurements provided into bay-window.

MAGNIFICENT OPEN-PLAN LIVING/ DINING KITCHEN: 27'1 x 13'7 (8.26m x 4.14m)
Max measurements provided.

UTILITY ROOM: 8'4 x 5'9 (2.54m x 1.75m)

GALLERIED FIRST FLOOR LANDING: 16'10 x 12'9 (5.13m x 3.89m)
Max measurements provided.

FIRST FLOOR BALCONY: 8'6 x 4'2 (2.59m x 1.27m)
With wrought-iron railings and two external wall lights. Admiring views over the large frontage, along with far-reaching views over to local countryside.

MASTER BEDROOM: 14'1 x 12'8 (4.29m x 3.86m)
Max measurements provided up to EXTENSIVE FITTED WARDROBES.

EN-SUITE SHOWER ROOM: 8'10 x 3'10 (2.69m x 1.17m)

BEDROOM TWO: 14'1 x 12'9 (4.29m x 3.89m)
With FITTED WARDROBES. Max measurements provided.

SECONDARY EN-SUITE: 9'9 x 4'10 (2.97m x 1.47m)
Max measurements provided.

BEDROOM THREE: 12'9 x 10'1 (3.89m x 3.07m)
With FITTED WARDROBES.

BEDROOM FOUR: 11'3 x 10'4 (3.43m x 3.15m)

With FITTED WARDROBES.

BEDROOM FIVE: 10'9 x 10'5 (3.28m x 3.18m)

With FITTED WARDROBES. Max measurements provided. Width reduces to 8'11 ft. (2.72m).

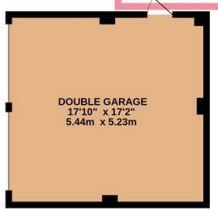
FABULOUS FOUR-PIECE BATHROOM: 8'10 x 6'9 (2.69m x 2.06m)

DETACHED DOUBLE GARAGE: 17'10 x 17'2 (5.44m x 5.23m)

Of brick built construction. Accessed via two manual up/over garage doors. Equipped with power, lighting and over-head eaves storage space. An obscure left sided personal door gives access onto the extensive driveway.

GROUND FLOOR

1ST FLOOR



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EXTERNALLY:

This attractive, substantial and executive-style detached family home, enjoys a wonderful residential position on a generous corner plot within a quiet residential cul-de-sac, while remaining conveniently placed for local amenities and excellent access to the main road network.

The property is approached via a dropped kerb leading onto a substantial tarmac driveway, providing ample off-road parking for a wide variety of vehicles, together with access to the detached double garage.

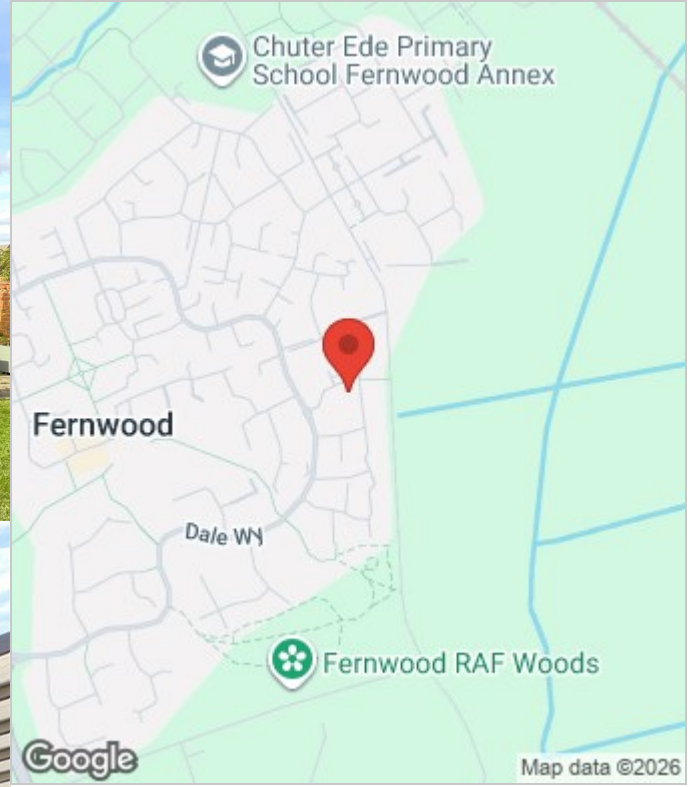
The front garden is predominantly laid to lawn and features a variety of mature hedge and silver birch tree, complemented by low-level boundary hedging. A paved pathway with gravelled borders leads to the front entrance porch, which benefits from an external ceiling light. The pathway continues along the right-hand side of the property, leading through a wooden personal gate with gravelled borders to the beautifully appointed SOUTH-FACING rear garden. Predominantly laid to lawn, the garden is enhanced by a small variety of mature trees and planting, creating an attractive and private outdoor setting.

A particular highlight is the delightful detached summer house, offering versatile multi-purpose use and providing an excellent additional space working or a range of hobbies.The extensive Indian sandstone patio provides a superb area for outdoor dining and entertaining and is further enhanced by a metal-framed canopy with sloped poly-carbonate roof. The entertaining space benefits from four external up-and-downlights, two external wall heaters, a variety of double/ single external power sockets and an outside tap.

The garden is enclosed by a high-level wall to the left-hand boundary, with fully fenced right-hand and rear boundaries, providing a great degree of privacy and security.

Approximate Size: 2,190 Square Ft.

Measurements are approximate and for guidance only.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	82
(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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