Goldstraw Lane, Fernwood, Newark

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OLIVER REILLY

Goldstraw Lane, Fernwood, Newark

Guide Price £400,000 - £425,000

- IMPRESSIVE DETACHED FAMILY HOME
- POPULAR & CONVENIENT LOCATION- EASE OF ACCESS ONTO A1!
- SUPERB OPEN-PLAN LIVING/DINING KITCHEN
- FOUR-PIECE FAMILY BATHROOM & EN-SUITE TO MASTER
- LOVELY PART WALL ENCLOSED REAR GARDEN
- FOUR BEDROOMS-ALL WITH FITTED WARDROBES!
- BAY-FRONTED LOUNGE & SEPARATE STUDY
- GROUND FLOOR W.C & UTILITY ROOM
- DETACHED DOUBLE GARAGE & EXTENSIVE MULTI-VEHICLE DRIVEWAY
- EXCELLENT PRESENTATION THROUGHOUT! Tenure: Freehold. EPC 'tbc'

Guide Price: £400,000-£425,000. A HOME THAT JUST WORKS!...

FOUR BEDROOMS, FLEXIBLE LIVING SPACE & A PRACTICAL LAYOUT DESIGNED WITH FAMILY LIFE IN MIND! What's not to love?

This impressive & attractive detached family home stands proudly within a popular & convenient modern village location, closely connected to main road links & surrounded by a wide array of local amenities.

This outstanding home is a true credit to the existing owners, who have further enhanced its desirability by creating a warm & welcoming interior, apparent from the moment you arrive!

This picture-perfect family home has all the key ingredients for modern family living, showcased by a fabulous free-flowing design comprising: Inviting entrance hall, stylish ground-floor W.C, generous dual-aspect lounge, a separate study and, saving the best until last.. A MARVELLOUS 'WREN' OPEN-PLAN LIVING/DINING KITCHEN!

Providing a real WOW FACTOR, this superb heart of the home boasts a range of integrated appliances, granite work surfaces, a substantial breakfast bar and ample space for both dining and relaxation. uPVC double-glazed French doors provide direct access to the rear garden, while a separate utility room adds further practicality.

The galleried-style first-floor landing leads to FOUR EXCELLENT-SIZED BEDROOMS, all benefiting from fitted wardrobes, together with a well-appointed four-piece family bathroom and an en-suite shower room serving the master bedroom.

Externally, the property occupies a generous plot that perfectly complements the house. An extensive private tarmac driveway provides ample side-by-side off-road parking for numerous vehicles and leads to a DETACHED DOUBLE GARAGE.

The lovely rear garden offers plenty of space for the whole family to enjoy!

THIS IS THE EPITOME OF MODERN FAMILY LIVING! BEAUTIFULLY PRESENTED & READY FOR YOU TO MOVE IN!

ENTRANCE HALL: 14'7 x 8'2 (4.45m x 2.49m)
Max measurements provided.

GROUND FLOOR W.C: 9'2 x 5'2 (2.79m x 1.57m)
Max measurements provided.

BAY-FRONTED LOUNGE: 19'10 x 12'1 (6.05m x 3.68m)
Max measurements provided.

SUPERB OPEN-PLAN DINING KITCHEN: 20'7 x 10'10 (6.27m x 3.30m)

UTILITY ROOM: 8'6 x 5'1 (2.59m x 1.55m)

STUDY: 9'1 x 8'7 (2.77m x 2.62m)

FIRST FLOOR LANDING: 13'5 x 10'5 (4.09m x 3.18m)
Max measurements provided.

MASTER BEDROOM WITH FITTED WARDROBES: 15'1 x 11'5 (4.60m x 3.48m)
Max measurements provided.

EN-SUITE SHOWER ROOM: 9'4 x 4'3 (2.84m x 1.30m)
Max measurements provided.

BEDROOM TWO WITH FITTED WARDROBES: 12'3 x 10'9 (3.73m x 3.28m)
Max measurements provided.

BEDROOM THREE WITH FITTED WARDROBES: 13'6 x 9'4 (4.11m x 2.84m)

BEDROOM FOUR WITH FITTED WARDROBES: 11'2 x 7'5 (3.40m x 2.26m)
Max measurements provided.

FOUR-PIECE FAMILY BATHROOM: 7'2 x 6'7 (2.18m x 2.01m)

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

Of brick built construction, with a pitched tiled roof. Accessed via a manual up/over garage door. Equipped with power, lighting and useful over-head eaves storage space. An obscure left sided personal door gives access out to the garden.

EXTERNALLY:

This impressive detached home occupies a popular and convenient residential location, set back from the road and approached via a shared tarmac driveway. This leads to an extensive private tarmac driveway, providing ample side-by-side off-road parking for numerous vehicles and access to a detached double garage. There is also access to the gas and electricity meters.

To the front, a complementary paved pathway leads to the entrance porch, with attractive gravelled borders. The front garden is predominantly laid to lawn and complemented by well-maintained low-level hedging that leads round to the left side aspect.

A timber pedestrian gate on the driveway opens through to the delightful, well-appointed rear garden, which is partly enclosed by brick walling and predominantly laid to lawn, with a variety of established shrubs and trees providing an attractive backdrop. A pathway leads to a generous modern paved seating and entertaining area, which can also be accessed directly from the open-plan living/dining kitchen via uPVC double-glazed French doors. The paved area continues around the side of the property to create an additional secluded seating space. There is an outside tap, a walled boundary to the left-hand side, a combination of walling and fencing to the right, and a fenced rear boundary. The detached double garage can also be accessed directly from the garden via a pedestrian door.

Approximate Size: 1,420 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.

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 the 'First Port' Management Company. The total cost amounts to approximately £340 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, 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, Londis, 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.

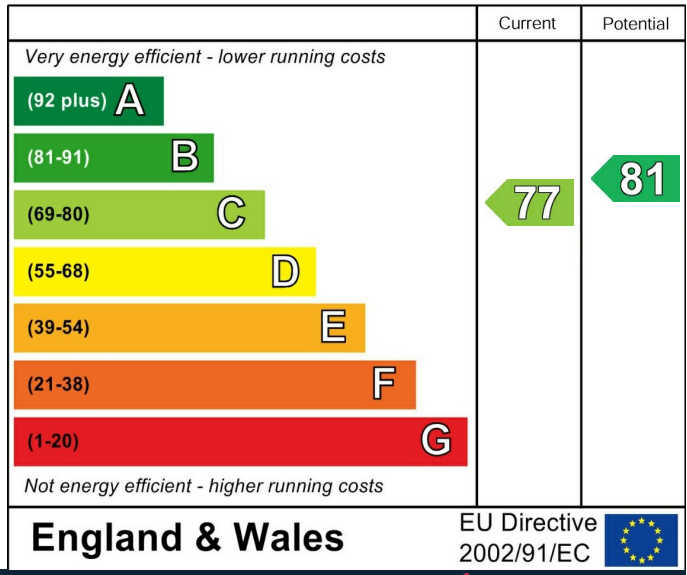
Money Laundering Regulations:

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



England & Wales

EU Directive 2002/91/EC

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