


# Anson Drive, Fernwood, Newark

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OLIVER REILLY



# Anson Drive, Fernwood, Newark

## Guide Price £375,000 - £400,000

- SUPERB DETACHED FAMILY HOME
- ATTRACTIVE MODERN-DAY LOCATION
- MAGNIFICENT OPEN-PLAN LIVING/ DINING KITCHEN
- STUNNING FOUR-PIECE FAMILY BATHROOM & EN-SUITE
- WELL-APPOINTED & TASTEFULLY DESIGNED REAR GARDEN
- FOUR EXCELLENT DOUBLE BEDROOMS
- GENEROUS BAY-FRONTED LOUNGE
- GROUND FLOOR W.C & UTILITY ROOM
- INTERGAL GARAGE & MULTI-VEHICLE DRIVEWAY
- IMPECCABLE PRESENTATION & CLOSE TO MAIN ROADS! Tenure: Freehold. EPC "

Guide Price: £375,000 - £400,000. PREPARE TO BE IMPRESSED!

Not only does this EYE-CATCHING DETACHED FAMILY HOME boast PERFECT PROPORTIONS, it has been thoughtfully designed to embrace an abundance of natural light, beautifully enhancing its FABULOUS FREE-FLOWING LAYOUT!

Occupying an enviable position within a newly established yet highly regarded development, the property is conveniently situated for local amenities, excellent main road links & popular schools. Constructed in 2022 & presented to an IMPECCABLY HIGH STANDARD, it's fair to say this wonderful home is SIMPLY AS GOOD AS NEW!

The superb accommodation comprises: Inviting entrance hall, a ground-floor W.C with a storage cupboard & spacious DUAL-ASPECT, BAY-FRONTED LOUNGE, complete with further storage cupboard.

The true heart of the home lies in the MAGNIFICENT 19FT OPEN-PLAN LIVING/DINING KITCHEN! Perfectly designed for modern family life, this impressive space is enhanced by a range of integrated appliances, a feature rear bay with French doors opening onto the garden and a separate, hugely practical utility room.

The spacious first-floor landing leads to FOUR EXCELLENT DOUBLE BEDROOMS, two of which benefit from extensive fitted wardrobes. The impressive DUAL-ASPECT MASTER BEDROOM enjoys its own contemporary en-suite shower room, whilst the remaining bedrooms are served by a STUNNING FOUR-PIECE FAMILY BATHROOM!

Externally, this exceptional home occupies an impressive plot, welcomed by an extensive multi-vehicle driveway providing ample side-by-side off-road parking & access into an INTEGRAL SINGLE GARAGE.

The WONDERFULLY WELL-APPOINTED REAR GARDEN showcases great family-friendly qualities & offers a SUBSTANTIAL PAVED SEATING/ENTERTAINING AREA, seamlessly connecting with the open-plan living space.

Further benefits include uPVC double glazing, gas central heating, an impressive EPC rating of B & remaining NHBC warranty.

THE EPITOME OF MODERN FAMILY LIVING! BRIGHT, BOLD & BEAUTIFULLY PRESENTED!







**ENTRANCE HALL:** 11'10 x 6'3 (3.61m x 1.91m)
Max measurements provided.

**GROUND FLOOR W.C:** 5'4 x 4'9 (1.63m x 1.45m)
Max measurements provided.

**GENEROUS BAY-FRONTED LOUNGE:** 16'5 x 12'#6 (5.00m x 3.66m#1.83m)
Max measurements provided into bay-window.

**SUPERB OPEN-PLAN LIVING/DINING KITCHEN:** 19'4 x 15'8 (5.89m x 4.78m)
Max measurements provided into rear bay.

**UTILITY ROOM:** 10'4 x 5'6 (3.15m x 1.68m)

**LARGE FIRST FLOOR LANDING:** 13'5 x 12'11 (4.09m x 3.94m)
Max measurements provided.

**DUAL-ASPECT MASTER BEDROOM:** 12'6 x 12'2 (3.81m x 3.71m)

**EN-SUITE SHOWER ROOM:** 7'6 x 5'7 (2.29m x 1.70m)

**BEDROOM TWO WITH FITTED WARDROBES:** 13'9 x 11'4 (4.19m x 3.45m)
Max measurements provided.

**BEDROOM THREE WITH FITTED WARDROBES:** 13'9 x 9'6 (4.19m x 2.90m)

**BEDROOM FOUR:** 11'9 x 9'8 (3.58m x 2.95m )
Max measurements provided.

**SUPERB FOUR-PIECE BATHROOM:** 9'10 x 6'2 (3.00m x 1.88m)
Max measurements provided.



## SINGLE GARAGE:
19'11 x 10'4 (6.07m x 3.15m)

Accessed via a manual up/ over garage door. Equipped with power, lighting and great scope to be utilised into additional living accommodation. Subject to relevant approvals.

## EXTERNALLY:

This striking and spacious detached family home enjoys a wonderful residential position in the heart of Fernwood, conveniently located for access to main roads and a range of local amenities.

To the front, a dropped kerb provides vehicular access onto an extensive tarmac driveway, offering ample side-by-side off-road parking for multiple vehicles. The complementary front garden is predominantly laid to lawn, featuring a selection of established shrubs and planting, with further potential to create additional off-road parking, if desired. The frontage also provides access to the integral garage, whilst the main entrance door is approached via a small paved pathway, beneath a sloped-roof storm canopy.

To the left-hand side of the property, a paved pathway with decorative gravelled borders leads to a secure timber pedestrian gate, providing access to the beautifully appointed and tastefully landscaped rear garden. Predominantly laid to lawn and enjoying an attractive arrangement of planted borders and raised flower beds, creating a delightful outdoor setting. An extensive paved patio provides an ideal space for outdoor seating and entertaining, seamlessly connecting with the impressive open-plan living/dining area via uPVC double-glazed French doors.

Further practical features include an outside water tap, external security lighting, fully fenced side and rear boundaries, providing a wonderful combination of privacy, practicality and family-friendly outdoor living.

**Approximate Size: 1,625 Square Ft.**
Measurements are approximate and for guidance only. This includes the integral garage.

**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.

**NO LOCAL SERVICE CHARGES**
We can confirm there are no local service charges associated with this property.

**Local Authority:**
Newark & Sherwood District Council.

**Council Tax: Band 'E'**



## EPC: Energy Performance Rating: 'B' (84)

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.

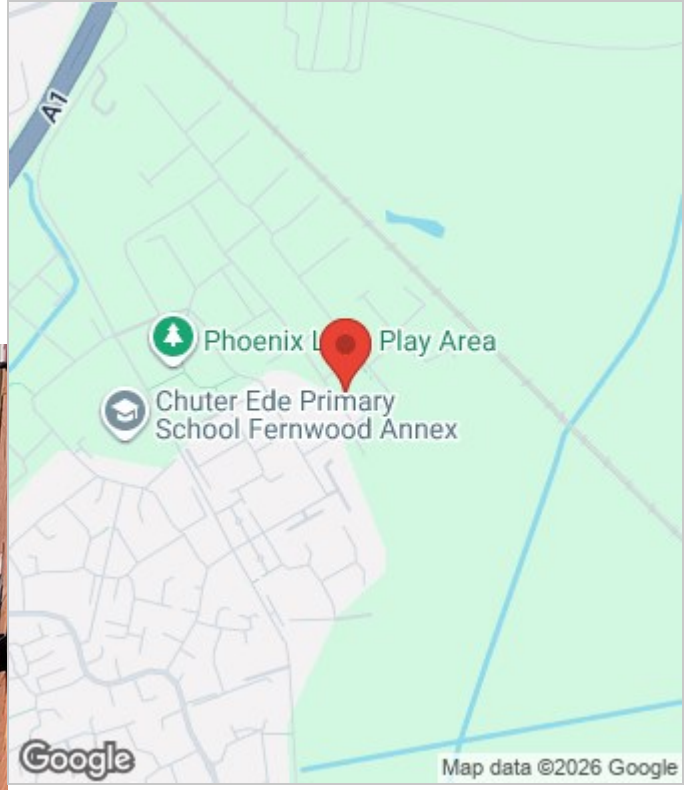
## Viewing Arrangements:

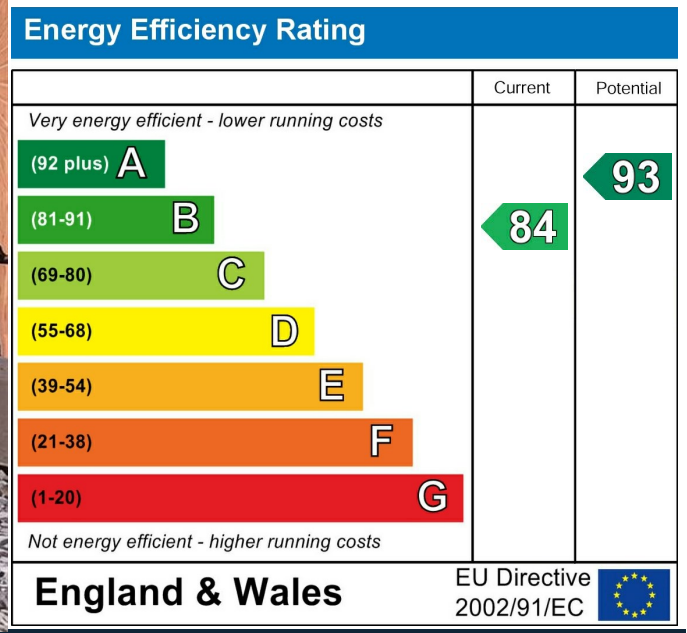
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

**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.






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