



FERNWOOD MEADOWS

Newark, NG24

2 & 3 Bedroom New Homes



Typical street scene

FERNWOOD MEADOWS IS WITHIN EASY REACH OF THE HISTORIC NEWARK TOWN.

Fernwood is a growing popular location that offers a village feel but with all the benefits of excellent commuter links to the surrounding area.

Fernwood Meadows is situated within close proximity to the A1. Fernwood village provides excellent education facilities, Suthers Senior School is set within a brand-new state-of-the-art building.

There are local parks and woodland areas for walks, also active sports, tennis and football pitches.

Other facilities include a family friendly pub The Tawney Owl, serving your favourite meals, also a local convenience store and coffee shop. Explore the historic market town of Newark which is a short car journey away. Here you will find all the high street shops, theatres, Newark Castle and regular popular farmer's market.



Newark



Lincoln

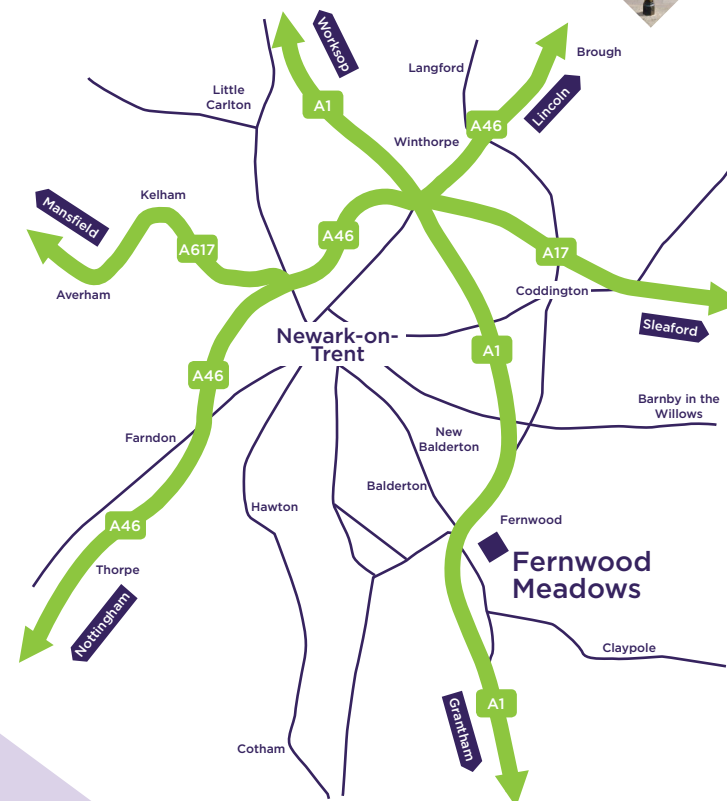


Nottingham



Mansfield

Please note: Car journey times shown are a average based on normal driving conditions.



FERNWOOD MEADOWS SITE PLAN



The Fern

2 Bed Semi-Detached
277 & 278



The Ashton

3 Bed Semi-Detached
273 & 274



The Willow

3 Bed Semi-Detached
279 & 280

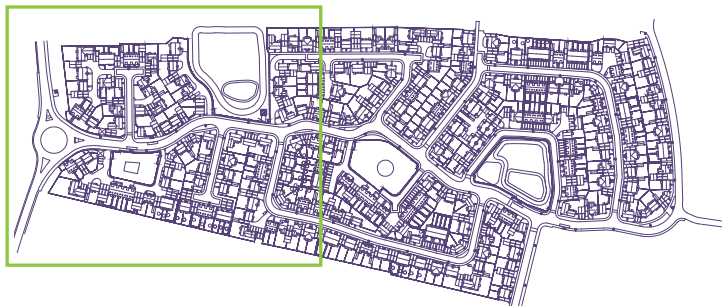


The Birch

3 Bed Semi-Detached
281 & 282



Properties not for sale through
Platform Home Ownership



Please note: The site plan can change as the build progresses.



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» THE FERN

2 Bedroom
Semi-Detached home

The Fern is a stylish two bed semi-detached new home comprising of a well appointed kitchen/dining area with French doors to the turfed rear garden, and front aspect living space.

Upstairs you will find two bedrooms and a white fitted family bathroom with shower over the bath.

SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Modern fitted kitchen with oven, hob, extractor
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Vinyl floor to wet areas
- ◆ Gas central heating
- ◆ Turfed & fenced rear garden
- ◆ Allocated parking



GROUND FLOOR

Kitchen/Dining
3.76m x 3.09m 12'4" x 10'2"

Living
4.50m x 3.76m 14'9" x 12'4"

TOTAL FLOOR AREA
67.86m² - 730.43 sq.ft

△ External access C Cupboard/Storage

Imagery indicative of Platform show homes. Fixtures and fittings shown are intended as a preliminary guide for prospective purchasers and should not be relied upon. Internal layouts show a general arrangement which may vary from plot to plot.

Platform Home Ownership have taken every effort to ensure that these documents are accurate and represent the properties available. Platform Home Ownership and the developer may in their efforts to improve design reserve the right to alter site plans, floorplans, elevations and specifications without prior notice. Visit our website at www.platformhomeownership.com for further details.



FIRST FLOOR

Bedroom 1
3.76m x 3.40m 12'4" x 11'2"

Bedroom 2
3.76m x 3.50m 12'4" x 11'6"

Bathroom
2.00m x 1.73m 6'7" x 5'8"



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THE WILLOW

3 Bedroom
Semi-Detached home

The Willow is a modern three bed semi-detached new home comprising of a well appointed kitchen/dining area with French doors to the turfed rear garden, and front aspect living space.

Upstairs you will find three bedrooms and a family bathroom, the master bedroom benefiting from a En-Suite shower room.

SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Modern fitted kitchen with oven, hob, extractor
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Vinyl floor to wet areas
- ◆ Gas central heating
- ◆ Turfed & fenced rear garden
- ◆ Allocated parking



GROUND FLOOR

| | | |
|----------------|---------------|---------------|
| Kitchen/Dining | 5.01m x 2.65m | 16'5" x 8'8" |
| Living | 5.01m x 2.99m | 16'5" x 9'10" |

FIRST FLOOR

| | | |
|-----------|---------------|---------------|
| Bedroom 1 | 3.24m x 2.78m | 10'7" x 9'2" |
| En-suite | 2.73m x 1.71m | 8'11" x 5'7" |
| Bedroom 2 | 2.71m x 2.70m | 8'11" x 8'10" |
| Bedroom 3 | 3.05m x 2.24m | 10'0" x 7'4" |
| Bathroom | 2.06m x 1.96m | 6'9" x 6'5" |

△ External access C Cupboard/Storage

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> THE BIRCH

3 Bedroom
Semi-Detached home

The Birch offers flexible living over three storeys. The ground floor features a living/dining area leading into the garden via French doors. The first floor features bedroom one with dressing room and En-Suite. The second floor features two double bedrooms.

SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Modern fitted kitchen with oven, hob, extractor
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Vinyl floor to wet areas
- ◆ Gas central heating
- ◆ Turfed & fenced rear garden
- ◆ Allocated parking



GROUND FLOOR

Kitchen
3.20m x 2.48m 10'6" x 8'1"
Living/Dining
4.63m x 3.62m 15'2" x 11'11"

FIRST FLOOR

Bedroom 2
4.63m x 2.96m 15'2" x 9'8"
Bedroom 3
3.01m x 2.48m 9'11" x 8'1"
Bathroom
2.48m x 1.95m 8'1" x 6'5"

SECOND FLOOR

Bedroom 1
5.62m x 4.63m 18'5" x 15'2"
Shower Room
2.57m x 2.27m 8'5" x 7'5"

TOTAL FLOOR AREA
105.49m² - 1135.45 sq.ft

△ External access C Cupboard/Storage

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> FERNWOOD MEADOWS, NEWARK

Nottinghamshire, NG24.

House prices for all plots available



| Plot | House Type | Postal Address | Handover | 100% Price | 35% Share Value | Monthly Rent | Service Charge | Sold/ Reserved |
|------|--|---|----------|------------|-----------------|--------------|----------------|----------------|
| 273 | The Ashton 3 Bed Semi-Detached House | 20 Dakota Drive, Fernwood Newark Notts, NG24 5AJ. | | | | | | |
| 274 | The Ashton 3 Bed Semi-Detached House | 18 Dakota Drive, Fernwood, Newark Notts NG24 5AJ. | | | | | | |
| 277 | The Fern 2 Bed Semi-Detached House | 5 Woodhall Lane, Fernwood, Newark, Notts NG24 5AT. | | | | | | |
| 278 | The Fern 2 Bed Semi-Detached House | 7 Woodhall Lane, Fernwood, Newark, Notts NG24 5AT. | | | | | | |
| 279 | The Willow 3 Bed Semi-Detached House | 9 Woodhall Lane, Fernwood, Newark, Notts NG24 5AT. | | | | | | |
| 280 | The Willow 3 Bed Semi-Detached House | 11 Woodhall Lane, Fernwood, Newark, Notts NG24 5AT. | | | | | | |
| 281 | The Birch 3 Bed Semi-Detached House | 15 Woodhall Lane, Fernwood, Newark, Notts NG24 5AT. | | | | | | |
| 282 | The Birch 3 Bed Semi-Detached House | 17 Woodhall Lane, Fernwood, Newark, Notts NG24 5AT. | | | | | | |

For more information contact:
Sales@Platformhg.com
Platformhomeownership.com
0333 200 7304

Please note:
 Prices and dates quoted above where correct at the time of going to print, Platform Home Ownership reserve the right to amend the details and prices above without prior consultation.
 Purchasers are advised to consult with your sales co ordinator.





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