



Johnsons Road, Fernwood



Guide Price £325,000 to £350,000

- Three Storey Detached Home
- Five DOUBLE Bedrooms
- Three Ensuites, Bathroom & G/F WC
- Generous Dining Kitchen
- Two Reception Rooms
- Enclosed Rear Garden
- Tandem Garage & Driveway
- Council Tax Band: E
- Tenure: Freehold
- EPC Rating: C



Presenting incredible value for money, this three storey detached home boasts FIVE DOUBLE BEDROOMS, THREE ENSUITES and TWO RECEPTION ROOMS, making this a perfect family home. Conveniently positioned within the popular Fernwood village, this home enjoys ease of access onto the A1, A46 and into Newark Town Centre whilst falling close to the amenities the village has to offer. The property's accommodation comprises to the ground floor: entrance hallway with storage cupboard, WC, spacious lounge, separate dining room and a generous dining kitchen with appliances to include integrated fridge/freezer, dishwasher and provision for a range cooker. The first floor has a four piece family bathroom suite, and three bedrooms, all of which having fitted wardrobes and two also having ensuite shower rooms. The top floor has two further double bedrooms with one more bedroom benefiting from an ensuite shower room. Outside, the property has an enclosed rear garden which is predominantly laid to lawn but also has a decked entertainment area with pergola. To the front, there is tarmac driveway providing off street parking which leads up to the large tandem garage. Other features of this home include UPVC double glazing and gas central heating. Viewing will be key to appreciate the space and value for money this superb family home has to offer!





ACCOMMODATION - Rooms & Measurements

Entrance Hallway

3.17m x 2.57m (10'5 x 8'0) maximum measurements

Ground Floor WC

1.42m x 1.24m (4'8 x 4'1)

Lounge

5.51m x 3.10m (18'1 x 10'2) maximum measurements

Dining Room

3.23m x 2.54m (10'7 x 8'4)

Dining Kitchen

5.61m x 3.33m (18'5 x 10'11) maximum measurements

First Floor Landing

Master Bedroom

4.85m x 3.17m (15'11 x 10'5) maximum measurements

Ensuite

2.06m x 1.52m (6'9 x 5'0) maximum measurements

Bedroom Three

3.20m x 2.64m (10'6 x 8'8)

Ensuite

1.55m x 1.52m (5'1 x 5'0)

Bedroom Five

3.33m x 2.54m (10'11 x 8'4) maximum measurements

Bathroom

3.76m x 1.78m (12'4 x 5'10) maximum measurements

Second Floor Landing

Bedroom Two

5.00m x 3.20m (16'5 x 10'6) maximum measurements

Ensuite

2.44m x 1.75m (8'0 x 5'9) maximum measurements

Bedroom Four

7.11m x 2.41m (23'4 x 7'11) maximum measurements

Tandem Garage

9.63m x 2.72m (31'7 x 8'11)





Fernwood Management Charges

The property is subject to a management charge for maintenance of the development, currently £159.84 for the period starting 01/12/2023 - 31/05/2024. There are also charges for the sale and purchase of the property and other amendments. Please speak to a property consultant for further information.

Services

Mains gas, electricity, water and drainage are connected.

Fernwood

Fernwood is located on the edge of Balderton, approximately 3 miles south of Newark giving easy access to the A1, only 4.5 miles to the A46 and benefitting from a regular bus service. There is a range of amenities including a day nursery, primary school, village hall, 2 public houses, convenience store, fitness gym, personal training centre, and a hairdresser.

Agent's Note - Draft Particulars

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements cannot be taken to be accurate, they are given as a guide only.

Interactive Property Report

An Interactive Property Report for this property can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla and Newton Fallowell. The report includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

The report is located under the 'virtual tours' tab on the web portals.

Anti-Money Laundering Regulations

Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers.

Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £300 if you choose to use their services, there is no obligation to use solicitors we refer to.

Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them.

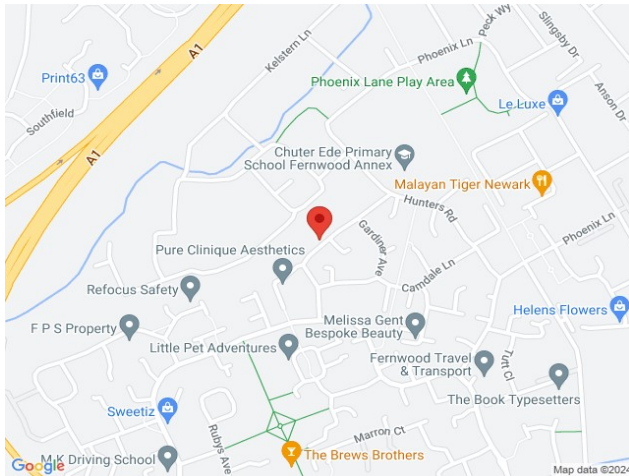
Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information please call the office.



Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell
 12-14 Middle Gate, Newark, NG24 1AG
 01636 706444
 newark@newtonfallowell.co.uk