



Anson Drive, Fernwood



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Guide Price £270,000 to £275,000

- Modern Semi Detached Home
- Constructed In 2022
- Three Well-Proportioned Bedrooms
- Ensuite, Bathroom & G/F WC
- Dual Aspect Lounge
- Dining Kitchen & Utility Room
- Council Tax Band: C
- Tenure: Freehold
- EPC Rating: B



Presented to near-faultless condition, this immaculate modern home was only constructed in 2022 and benefits from a NHBC warranty and also NO LOCAL SERVICE CHARGES. Ready to move straight into, the property's accommodation comprises to the ground floor: inviting entrance hallway, WC, spacious dual aspect lounge, utility room and delightful dining kitchen space that enjoys French doors opening to the garden, as well as a range of appliances to include a four ring gas hob, electric oven, integrated dishwasher and fridge/freezer. The first floor has a family bathroom suite, and three well-proportioned bedrooms with the main bedroom also having a quality ensuite shower room. Outside, this home boasts a tarmac driveway providing tandem parking for two vehicles, with a gate leading through to a wonderful part wall enclosed garden that has been landscaped to include a lawned area as well as a generous paved seating area. Other features of this home include gas central heating and UPVC double glazing.





ACCOMMODATION - Rooms & Measurements

Entrance Hall

2.08m x 2.01m (6'10 x 6'7)
maximum measurements

Ground Floor WC

1.47m x 0.99m (4'10 x 3'3)

Lounge

5.41m x 3.12m (17'9 x 10'3)

Dining Kitchen

5.41m x 3.10m (17'9 x 10'2)
maximum measurements

Utility Room

1.73m x 1.57m (5'8 x 5'2)

First Floor Landing

Bedroom One

4.32m x 4.04m (14'2 x 13'3)
maximum measurements

Ensuite

1.85m x 1.75m (6'1 x 5'9)
maximum measurements

Bedroom Two

3.30m x 2.95m (10'10 x 9'8)
maximum measurements

Bedroom Three

2.69m x 2.26m (8'10 x 7'5)

Bathroom

2.01m x 1.75m (6'7 x 5'9)
maximum measurements

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 hairdressers.





Agent's Note - Sales Particulars

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 are taken internally and cannot be assumed 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.

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 £350 if you choose to use their services, there is no obligation to use solicitors we refer to.

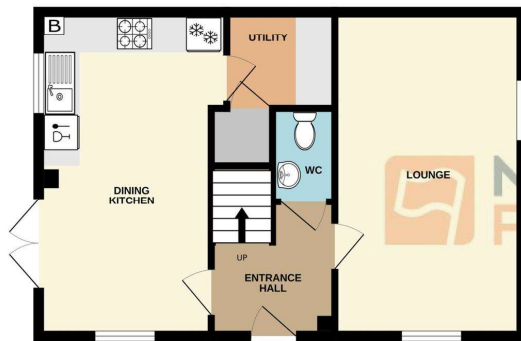
Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee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

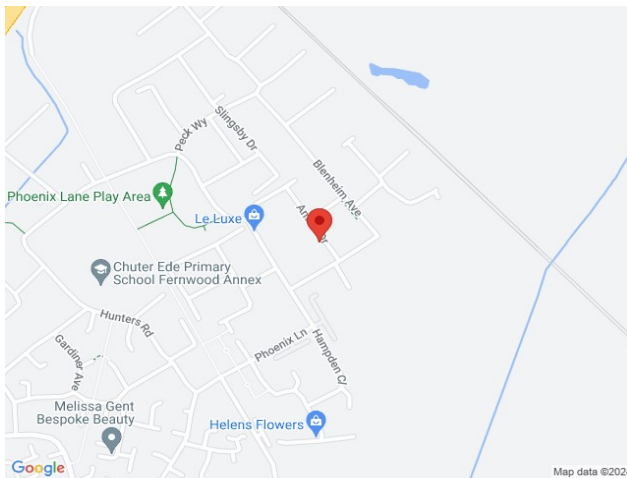
GROUND FLOOR



1ST FLOOR



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		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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