



Pine Close, Fernwood



5



3



3

Asking Price £475,000



Key Features

- Executive Style Five Bedroom Detached
- Lounge & Study
- Spacious Kitchen/Diner & Dining Room
- Large Enclosed Rear Garden
- Great Parking Facilities & Double Garage
- Gas C' Heating & UPVC Double Glazing
- Council Tax Band: F
- EPC Rating: C
- Tenure: Freehold





A substantial executive style, five bedroom detached property with spacious and versatile accommodation set over three floors, situated in a great private road position, with little passing traffic and a good sized private garden. The property has fantastic parking facilities as well as a double garage.

The accommodation comprises of an entrance porch, entrance hallway, Ground Floor WC, spacious lounge with feature fireplace and French doors opening to the dining room with additional French doors opening to the rear garden, study/bedroom six and a large open plan kitchen diner with integrated appliances consisting of a dishwasher, fridge/freezer, electric double oven and gas hob and again with French doors into the rear garden and a Utility room. To the first floor you will find a spacious landing, large master bedroom with dressing room and an ensuite bathroom, two further double bedrooms and a family bathroom. To the second floor there are two further double bedrooms and a shower room.

The property benefits from a SOUTHERLY FACING rear garden with lawn and patio area and its location on the popular Fernwood development which has local amenities and gives easy access into Newark and the A1. Further benefits are gas central and UPVC double glazing. Being sold with NO ONWARD CHAIN.

ACCOMODATION – Rooms & Measurements

Entrance Porch

Entrance Hall 4.39m x 2.71m (14'5 x 8'11)
maximum measurements

Study/Bedroom Six 3.53m x 2.54m (11'7 x 8'4)

Ground Floor WC 1.47m x 1.06m (4'10 x 3'6)

Lounge 5.10m x 4.26m (16'9 x 14'0)

Dining room 4.26m x 2.99m (14'0 x 9'10)

Kitchen Diner 6.37m x 3.68m (20'11 x 12'1)
overall measurements

Utility 1.90m x 1.65m (6'3 x 5'5)

First Floor Landing 3.45m x 2.71m (11'4 x 8'11)

Master Bedroom 4.24m x 3.55m (13'11 x 11'8)
maximum measurements

Dressing Room 2.97m x 1.39m (9'9 x 4'7)
Excluding Fitted Wardrobes

Ensuite Bathroom 2.97m x 2.33m (9'9 x 7'8)

Bedroom Two 3.75m x 3.60m (12'4 x 11'10)
excluding fitted wardrobes

Bedroom Three 3.68m x 3.60m (12'1 x 11'10)
excluding fitted wardrobes

Bathroom 2.61m x 2.48m (8'7 x 8'2)

Second Floor Landing





Bedroom Four 5.38m 4.31m (17'8 x 14'2)

Shower Room 2.79m x 1.77m (9'2 x 5'10)

Bedroom Five 5.38m 4.06m (17'8 x 13'4)
maximum measurements

Parking

The property has tarmac parking in front of the gates for multiple vehicles

Gated Parking

Behind the gates there is a gravelled drive providing parking for multiple vehicles

Double Garage

Services

Mains gas, electricity, water and drainage are connected.

Agent's Note – Garden Landscaping

Some items of the garden landscaping are not included in the sale, but may be available by separate negotiation, please contact the office for further information.

Fernwood Management Charges

The property is subject to a management charge for maintenance of the development, approximately £350 per annum (can be paid in instalments) there are also charges for the sale and purchase of the property and other amendments. Please speak to a property consultant for further information.

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

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.





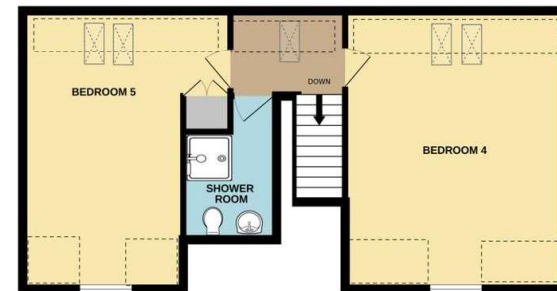
GROUND FLOOR



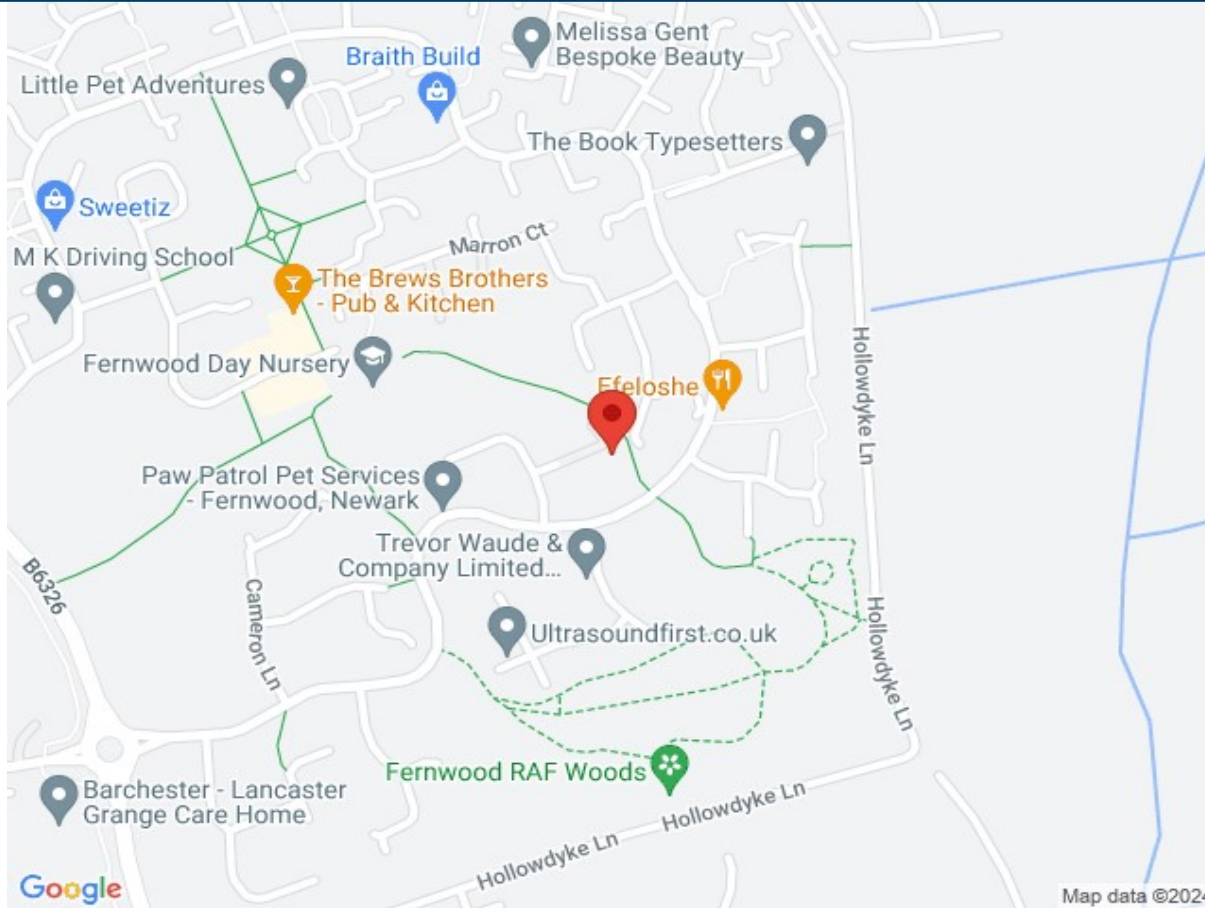
1ST FLOOR



2ND 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		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

