



Thomas Road, Fernwood



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Guide Price £550,000 to £575,000



Key Features

- Extended Detached Family Home
- Five Double Bedrooms
- Two Ensuites, Bathroom & G/F WC
- Gorgeous Open Plan Living/Dining Kitchen
- Three Generous Reception Rooms
- Double Garage, Carport & Driveway
- Council Tax Band: F
- EPC Rating: tbc
- Tenure: Freehold





THE WOW FACTOR! This truly special home has been impressively improved and extended by the current owners, creating an outstanding detached family home. Oozing excellence throughout, the property boasts a range of high quality of fixtures and fittings giving this property a real sense of superiority.

The property's accommodation presents flexible and spacious ground floor accommodation comprising: impressive entrance hallway with central staircase and two useful storage cupboards, WC, three generous reception rooms that currently provide a lounge, sitting room and home office, utility room and a magnificent open plan living/dining kitchen space that is a real hub of the home. The room is air-conditioned, has three sets of bi-folding doors to the rear garden, and a central roof lantern, flooding the space with natural light. The quality kitchen has quartz work surfaces with a waterfall island that has a breakfast bar and power/sockets within, undercounter lighting and a range of appliances to include a dishwasher, boiling water tap, double wine cooler, five ring induction hob and double electric oven.

The first floor enjoys a beautiful galleried landing space, that could easily act as another reception space. There is a superb four piece family bathroom suite that has underfloor heating as well as built-in TV for the bath, and five DOUBLE bedrooms, all having a form of built in wardrobes, and two also having an ensuite shower room. The master bedroom's ensuite also has underfloor heating.

Outside, the property boasts a delightful corner plot position with this home having shared driveway access with the neighbouring property, before this home enjoys its own private tarmac and block paved driveway. The driveway gives access to a detached double garage that has an electric door, power and lighting, with an automated sliding door to the side giving access to a secure carport. The rear garden wraps around the property meaning this property enjoys a sizeable lawned garden as well as a fantastic, paved seating area and a range of outdoor lighting. The garden benefits from a wonderful degree of privacy with the side garden being south facing. Other features of this home include gas central heating and UPVC double glazing.

ACCOMMODATION - Rooms & Measurements

Entrance Hallway 12'9" x 13'6" (3.9m x 4.1m)
maximum measurements

Ground Floor WC 3'7" x 5'2" (1.1m x 1.6m)

Lounge 16'0" x 17'10" (4.9m x 5.4m)

Sitting Room 9'10" x 12'4" (3m x 3.8m)

Home Office 7'0" x 12'4" (2.1m x 3.8m)

Open Plan Living/Dining Kitchen 22'7" x 25'8" (6.9m x 7.8m) maximum measurements

Utility Room 5'2" x 8'2" (1.6m x 2.5m)

Galleried Landing 17'3" x 18'10" (5.3m x 5.7m)
maximum measurements





Master Bedroom 12'0" x 18'3" (3.7m x 5.6m)
maximum measurements

Ensuite Shower Room 4'4" x 7'3" (1.3m x 2.2m)

Bedroom Two 9'8" x 12'6" (2.9m x 3.8m)
maximum measurements

Ensuite Shower Room 5'6" x 7'10" (1.7m x 2.4m)
maximum measurements

Bedroom Three 11'11" x 12'7" (3.6m x 3.8m)
maximum measurements

Bedroom Four 8'11" x 12'6" (2.7m x 3.8m)

Bedroom Five 8'0" x 12'0" (2.4m x 3.7m)
maximum measurements

Bathroom 6'8" x 8'8" (2m x 2.6m)

Double Garage 17'1" x 17'2" (5.2m x 5.2m)

Car Port 12'3" x 17'7" (3.7m x 5.4m)

Fernwood Management Charges

The property is subject to a management charge for maintenance of the development, currently £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.

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.

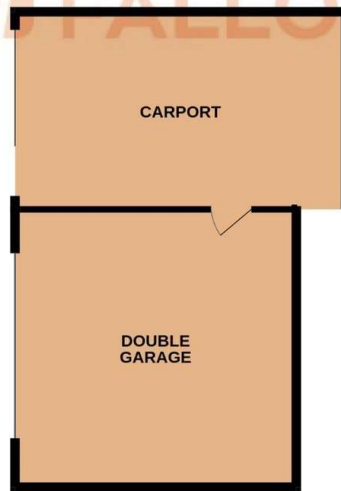




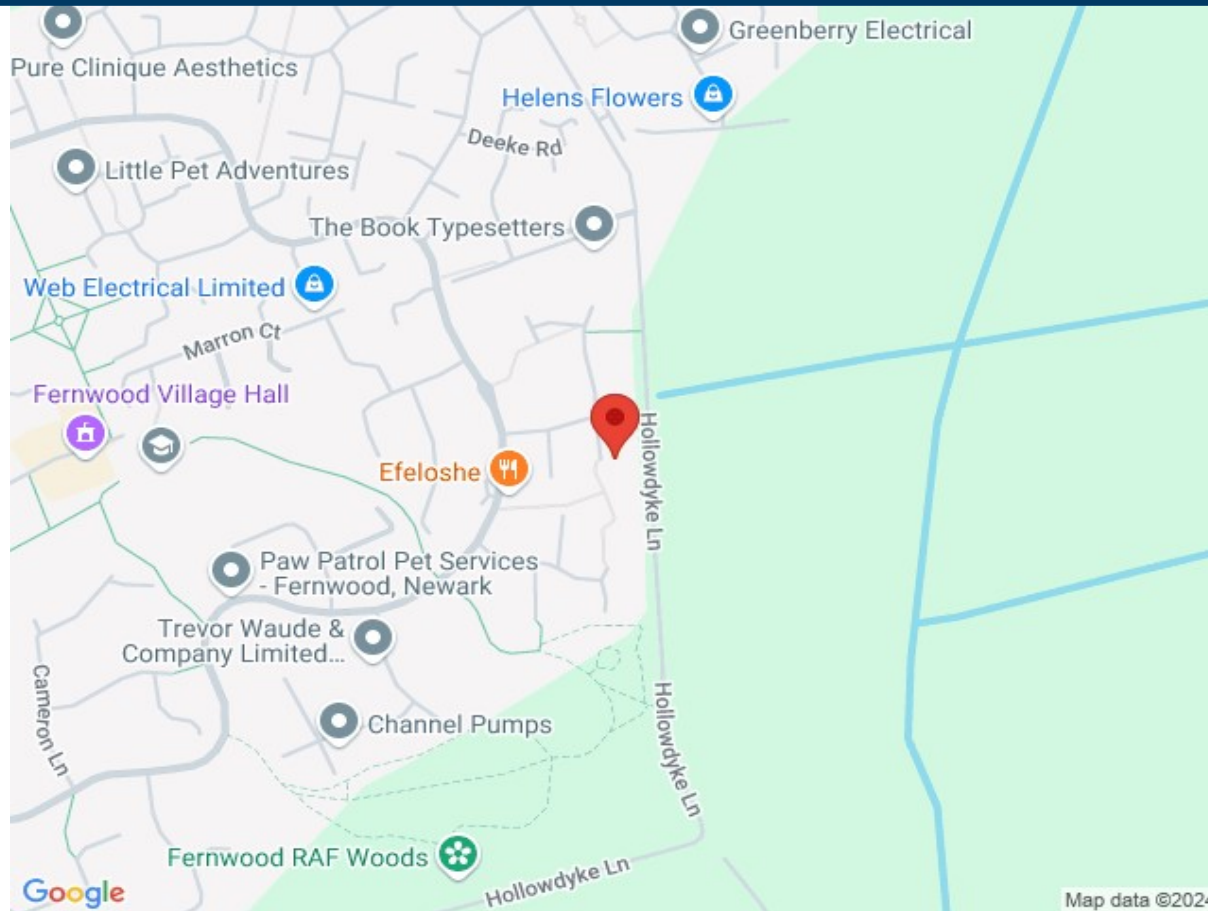
GROUND FLOOR



1ST FLOOR



NEWTON FALLOWELL



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