



Johnsons Road, Fernwood



Guide Price £260,000 to £270,000



Key Features

- Modern Detached Home
- Three Well-Proportioned Bedrooms
- Ensuite, Bathroom & G/F WC
- Dual Aspect Lounge
- Dining Kitchen & Utility
- Detached Single Garage
- Council Tax Band: C
- EPC Rating: C
- Tenure: Freehold





Immaculately presented, this beautiful detached home is located in the well-served modern day village of Fernwood, benefiting from range of local amenities to include superb schooling and great access to the A1 and Newark-on-Trent.

The property's accommodation comprises: entrance hallway, ground floor WC, dual aspect lounge with French doors to the rear garden, dual aspect dining kitchen with appliances to include a double electric oven and five ring gas hob, utility room, and to the first floor there is the family bathroom suite and three well-proportioned bedrooms, with the main bedroom having an ensuite shower room and fitted wardrobes.

Outside, the property enjoys a tarmac driveway to the side of the property providing off street parking with access to the single garage. The rear garden is deceptive in its size with a generous lawned area, range of plants/shrubs to borders and a paved entertaining area. Other features of this home include gas central heating and UPVC double glazing.

ACCOMMODATION - Rooms & Measurements

Entrance Hall 7'6" x 6'4" (2.3m x 1.9m)
maximum measurements

Ground Floor WC 4'10" x 3'1" (1.5m x 0.9m)

Lounge 17'9" x 10'7" (5.4m x 3.2m)

Dining Kitchen 17'10" x 10'4" (5.4m x 3.1m)

Utility Room 5'7" x 5'6" (1.7m x 1.7m)

First Floor Landing

Bedroom One 13'3" x 11'2" (4m x 3.4m)
maximum measurements

Ensuite Shower Room 5'11" x 5'10" (1.8m x 1.8m)
maximum measurements

Bedroom Two 11'3" x 9'9" (3.4m x 3m)

Bedroom Three 9'1" x 7'4" (2.8m x 2.2m)

Bathroom 6'7" x 6'3" (2m x 1.9m)

Garage 17'5" x 8'9" (5.3m x 2.7m)



Agent's Note - Fernwood Management Charge

The property is subject to a management charge for maintenance of the development, currently £32.62 per month. 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

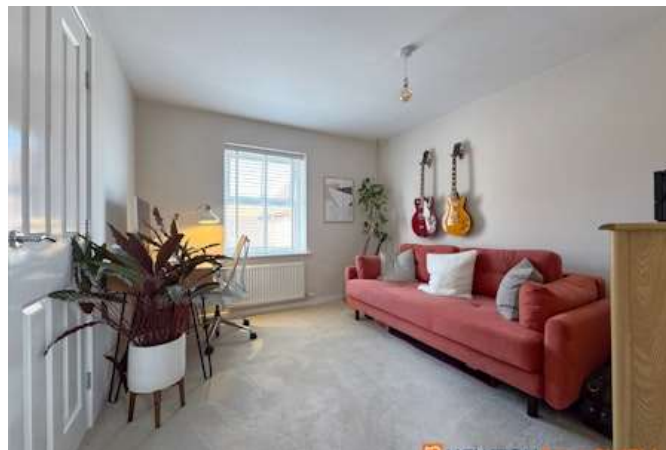
Fernwood is located on the edge of Balderton, approximately 3 miles south of Newark giving easy access to the A1, only 4.5 miles to the A46 and benefitting from a regular bus service. There is a range of amenities including a day nursery, primary school, village hall, 2 public houses, convenience store,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

Interactive Property Report - MATERIAL INFORMATION

MATERIAL INFORMATION FOR THIS PROPERTY Can be found within the Interactive Property Report which can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla, On The Market 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.

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.



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.

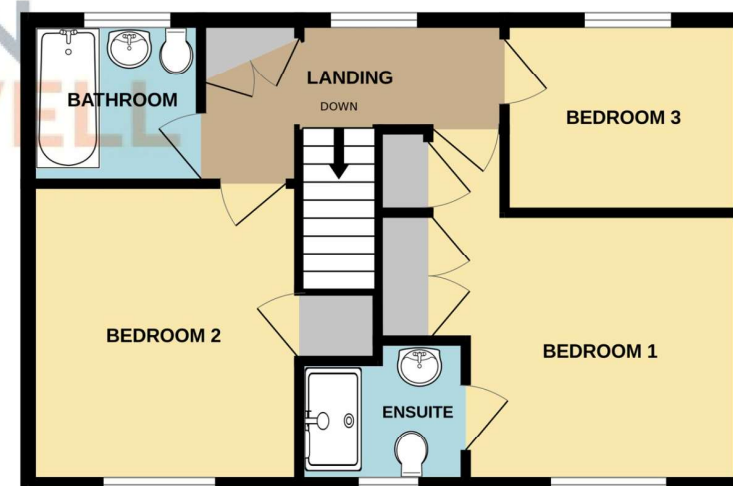
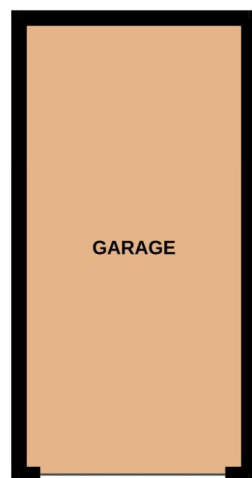
Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial 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.

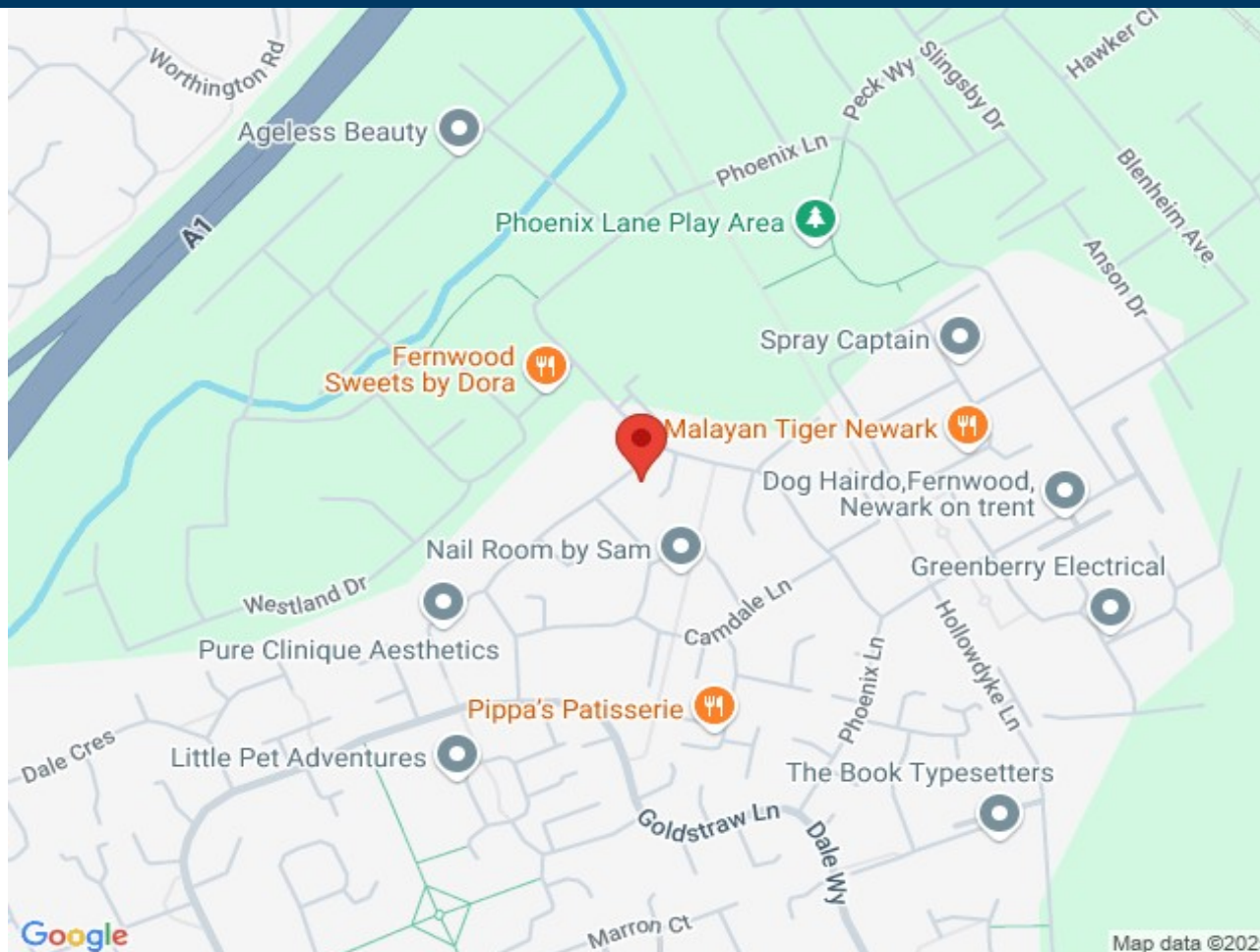


GROUND FLOOR

1ST FLOOR



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		90 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		