



Dale Crescent, Fernwood

 4  3  1

Guide Price £220,000 to £230,000



Key Features

- Immaculate Modern Town House
- Three/Four Bedrooms
- Two Ensuities & Bathroom
- Spacious Lounge With Juliet Balcony
- L-Shaped Kitchen
- Landscaped Low Maintenance Gardens
- Allocated Parking Space
- Council Tax Band: C
- EPC Rating: C
- Tenure: Freehold





Immaculately presented throughout, this modern three storey town house is conveniently located in the ever-popular village of Fernwood, boasting fantastic access to the A1, Newark town centre and a range of local amenities close to hand. This home benefits from flexible and versatile accommodation, with a ground floor bedroom and shower room providing scope for multi-generational living if required.

The property's accommodation comprises to the ground floor: inviting entrance hallway with useful storage cupboards, double bedroom (currently utilised as a dining room), Jack & Jill ensuite shower room and an L-shaped kitchen with French doors to the rear garden as well as appliances to include a four-ring gas hob and electric oven. The first floor has a double bedroom and a generous L-shaped lounge which benefits from a Juliet balcony, whilst the first floor boasts a family bathroom suite, further double bedroom and the large main bedroom which has fitted wardrobes and an ensuite shower room.

Outside, this home has been tastefully landscaped for low maintenance. The front garden is fenced with artificial turf and a paved walkway leading to the entrance door. The rear garden enjoys a marvellous paved entertaining area with barked and gravelled borders, with a rear gate opening to the parking area where this home has one allocated parking space. Other features of this home include gas central heating and UPVC double glazing.

An Interactive Property Report for this property can be viewed via the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes FURTHER MATERIAL INFORMATION, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

Fernwood Management Charges

The property is subject to a management charge for maintenance of the development, currently approximately £470 per annum (can be paid in instalments). There are also charges for the sale and purchase of the property and we understand also for other amendments/alterations made to the property during ownership. Please speak to a property consultant for further information.

ACCOMMODATION - Rooms & Measurements

Entrance Hallway 20'5" x 7'2" (6.2m x 2.2m)

maximum measurements

Kitchen 16'2" x 10'1" (4.9m x 3.1m)

maximum measurements

Dining Room/Bedroom Four 12'2" x 9'3" (3.7m x 2.8m)

maximum measurements

Jack & Jill Shower Room 8'6" x 6'0" (2.6m x 1.8m)

maximum measurements

First Floor Landing

Lounge 16'7" x 16'2" (5.1m x 4.9m)

maximum measurements

Bedroom Two 16'2" x 10'1" (4.9m x 3.1m)

maximum measurements

Second Floor Landing

Bedroom One 16'2" x 11'2" (4.9m x 3.4m)

Ensuite Shower Room 6'6" x 6'2" (2m x 1.9m)

maximum measurements

Bedroom Three 11'7" x 8'7" (3.5m x 2.6m)

maximum measurements

Family Bathroom 7'3" x 5'6" (2.2m x 1.7m)

Services

Mains gas, electricity, water and drainage are connected.

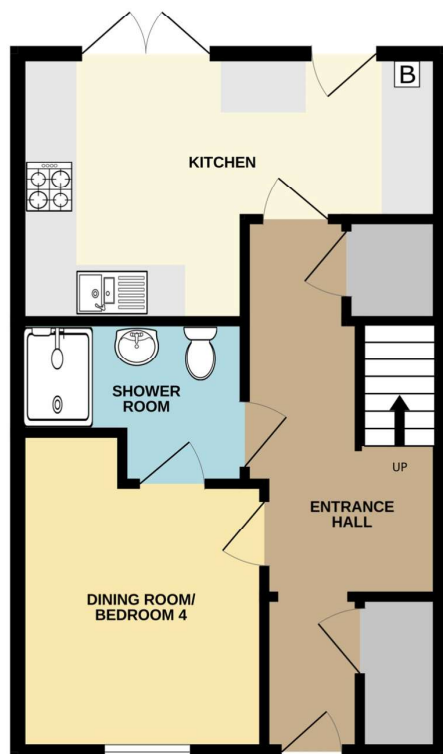
Agent's Note - Sales Particulars

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.

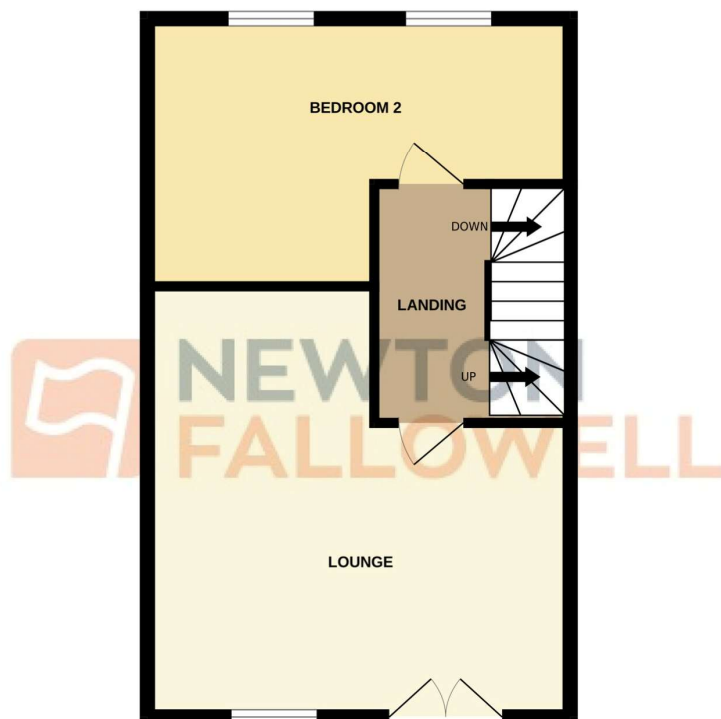
Referrals

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.

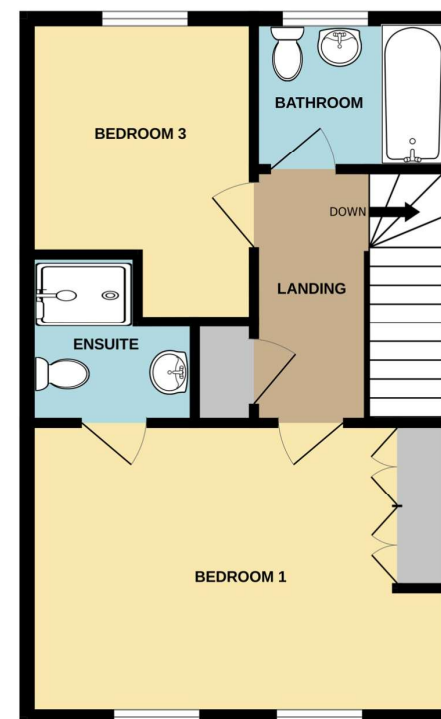
GROUND FLOOR



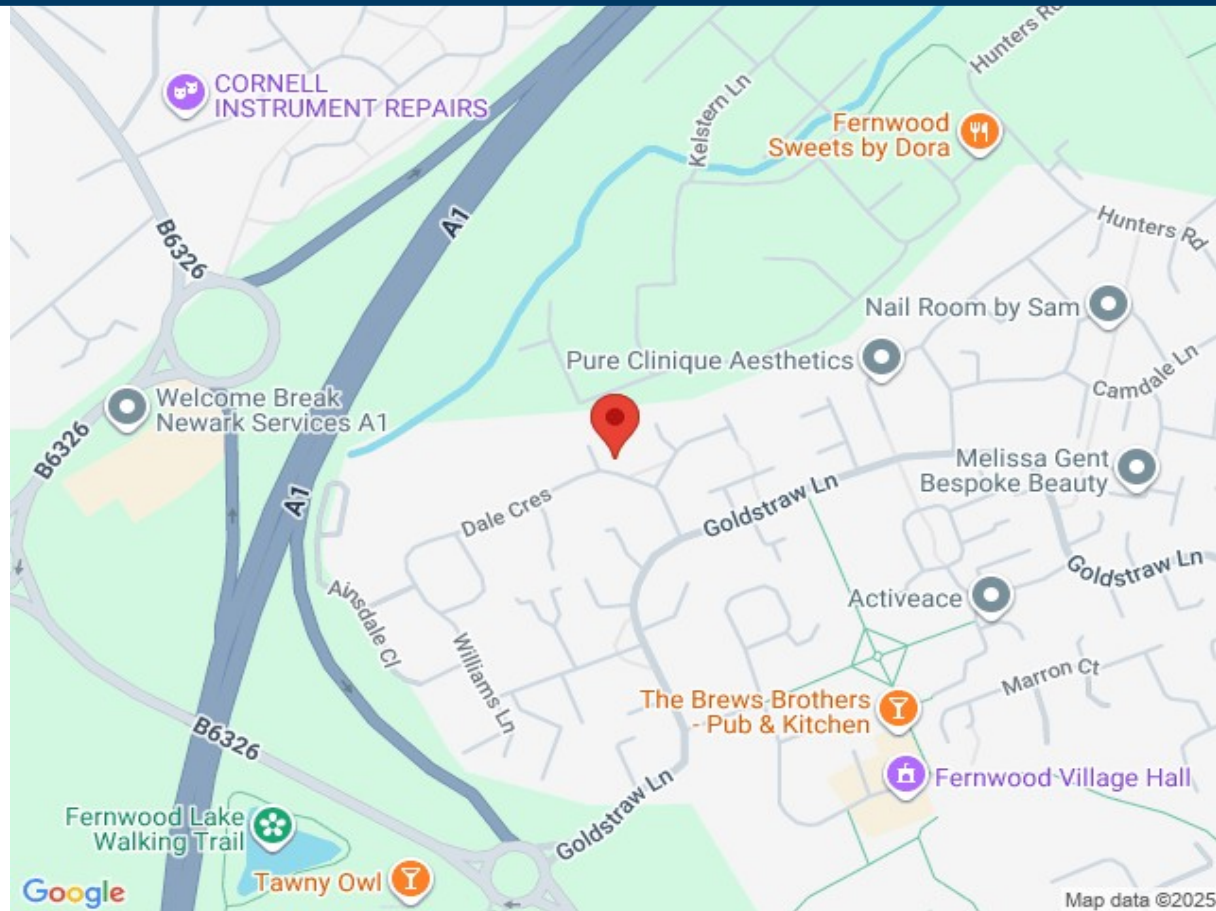
1ST FLOOR



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		85 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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