



Pond Close, Fernwood

 5  3  2

Guide Price £300,000 to £325,000



Key Features

- Modern Three Storey Detached Home
- Versatile & Flexible Accommodation
- Living/Dining Kitchen & Utility
- Dual Aspect Lounge With Balcony
- Four/Five Bedrooms
- Two Ensuites, Bathroom & G/F WC
- Detached Garage, Carport & Driveway
- Council Tax Band: E
- EPC Rating: C
- Tenure: Freehold





Benefiting from substantial, flexible accommodation stretching across three floors, this superb modern detached home would make the perfect family home and is conveniently located on a no-through road in the heart of the popular village of Fernwood, which boasts a range of local amenities as well as brilliant access to the A1 and Newark town centre.

The property's accommodation comprises to the ground floor: inviting entrance hallway, WC, utility room, home office/bedroom five and an open plan living/dining kitchen space that enjoys French doors opening to the rear garden with the kitchen having appliances to include a four-ring gas hob, double electric oven and integrated dishwasher. To the first floor, there is double bedroom that has fitted wardrobes and access to a modernised Jack & Jill ensuite shower room, and a generous dual aspect lounge which has access out on to a magnificent balcony. The second floor has a family bathroom suite and three double bedrooms, all of which having fitted wardrobes and the main bedroom also having a luxurious ensuite shower room.

Outside, this home enjoys a secure car port which has an electric garage door opening to a tarmac driveway which provides off street parking for multiple vehicles and leads up to the detached brick garage, which has an up and over door as well as power and light connected. The rear garden is predominantly laid to lawn with a paved entertaining area. 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 £312 per annum (2024) (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 14'7" x 6'3" (4.4m x 1.9m)

maximum measurements

Ground Floor WC 5'4" x 2'9" (1.6m x 0.8m)

Utility Room 6'4" x 4'5" (1.9m x 1.3m)

maximum measurements

Kitchen 12'7" x 10'9" (3.8m x 3.3m)

Living/Dining Area 16'4" x 9'11" (5m x 3m)

Home Office/Bedroom Five 10'9" x 6'1" (3.3m x 1.9m)

First Floor Landing

Lounge 19'3" x 10'9" (5.9m x 3.3m)

Balcony 16'7" x 10'2" (5.1m x 3.1m)

Bedroom Two 12'6" x 9'4" (3.8m x 2.8m)

Ensuite Shower Room 6'6" x 5'11" (2m x 1.8m)

maximum measurements

Second Floor Landing

Bedroom One 14'6" x 9'8" (4.4m x 2.9m)

Ensuite Shower Room 9'6" x 4'7" (2.9m x 1.4m)

Bedroom Three 14'0" x 9'6" (4.3m x 2.9m)

maximum measurements

Bedroom Four 10'4" x 9'7" (3.1m x 2.9m)

maximum measurements

Bathroom 7'9" x 5'9" (2.4m x 1.8m)

Car Port 19'0" x 8'10" (5.8m x 2.7m)

Garage 17'0" x 8'11" (5.2m x 2.7m)

Services

Mains gas, electricity, water and drainage are connected.

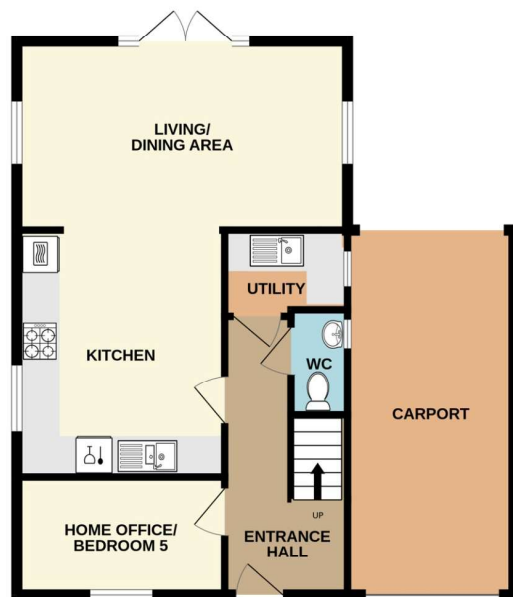
Agent's Note - Sales Particulars

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.

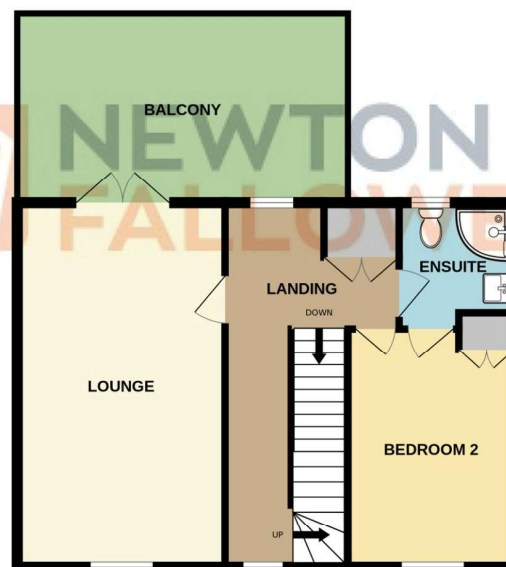
Referrals

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.

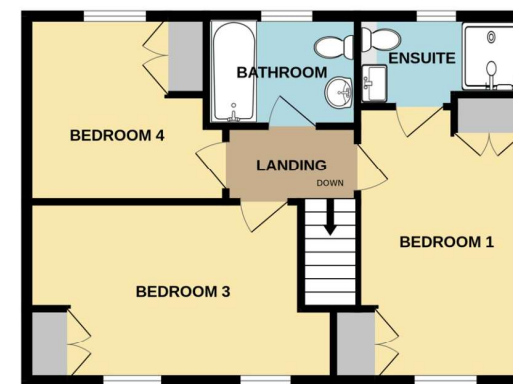
GROUND FLOOR



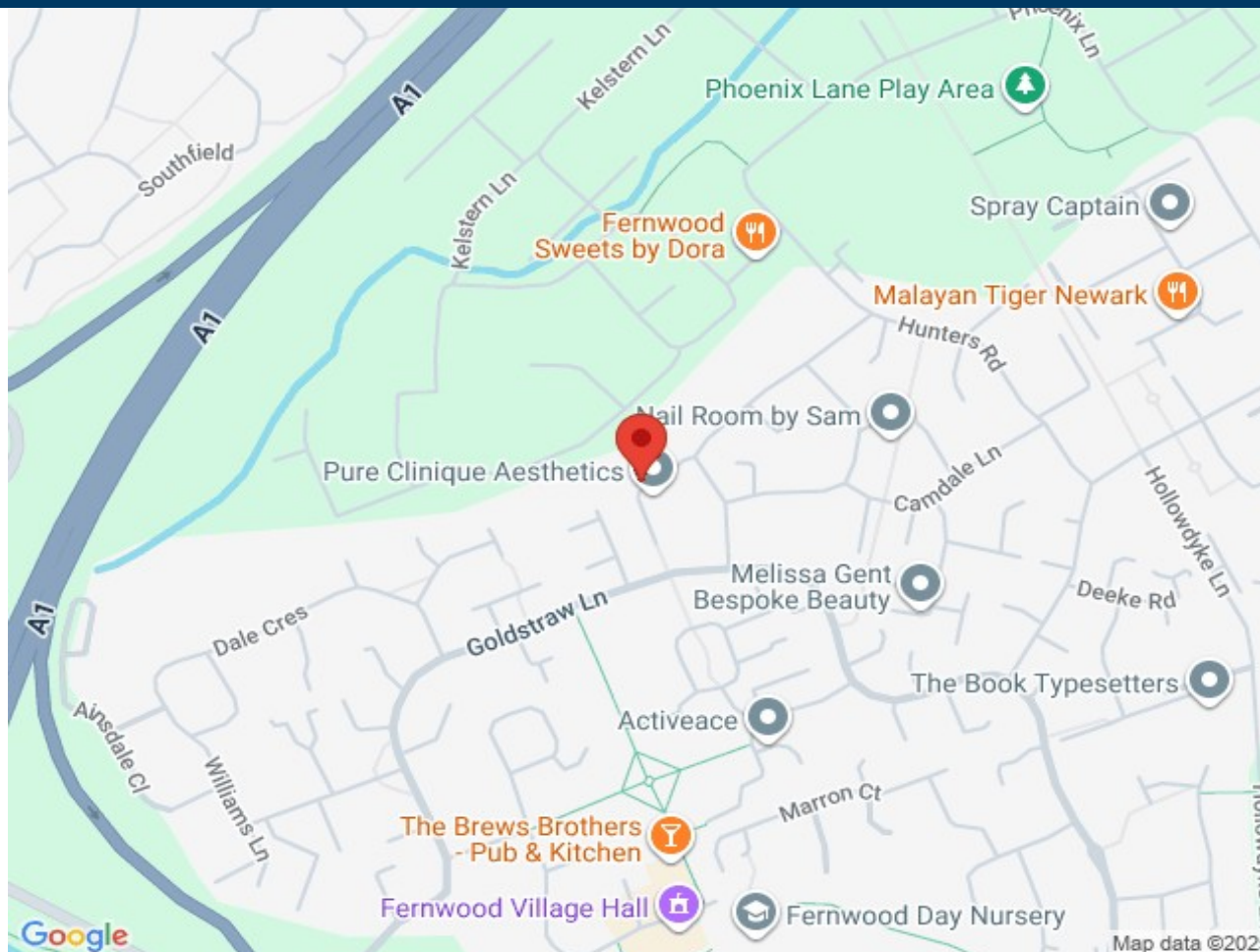
1ST FLOOR



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		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		