



Whittle Way, Fernwood

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Guide Price £350,000 to £365,000



## Key Features

- Modern Detached Family Home
- Four Well-Proportioned Bedrooms
- Ensuite, Bathroom & G/F WC
- Bay Fronted Lounge & Home Office
- Open Plan Dining Kitchen & Utility
- Detached Garage & Driveway
- No Chain
- Council Tax Band: E
- EPC Rating: B
- Tenure: Freehold





**\*MARKETED WITH NO CHAIN\*** Presented to near "show-home" condition, this modern executive detached home boasts immaculate accommodation throughout, and benefits hugely from NO LOCAL SERVICE CHARGES as well as still having an NHBC warranty. This home is conveniently positioned in the well-served modern day village of Fernwood, boasting superb access to the A1 as well as Newark town centre.

The property's accommodation comprises to the ground floor: inviting L-shaped entrance hallway, W/C, spacious bay fronted lounge, useful home office, utility room and a gorgeous open plan dining kitchen space which benefits from French doors to the rear garden as well as appliances to include a five ring gas hob, double electric oven, integrated dishwasher and fridge/freezer. To the first floor, there is a quality four-piece bathroom suite and four well-proportioned bedrooms with the main bedroom boasting an equally quality ensuite shower room and fitted wardrobes.

Outside, this home has an established frontage with a range of shrubs, as well as a tarmac driveway that extends down the side of the property providing off street parking and gives access to a detached brick garage. The rear garden represents a fantastic blank canvas with it being predominantly laid to lawn and having a generous paved seating area. Other features 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.

#### ACCOMMODATION - Rooms & Measurements

Entrance Hallway 16'10" x 7'7" (5.1m x 2.3m)  
maximum measurements

Ground Floor WC 5'2" x 5'1" (1.6m x 1.5m)

Lounge 18'10" x 12'1" (5.7m x 3.7m)

maximum measurements into bay window

Home Office 9'4" x 7'8" (2.8m x 2.3m)

Open Plan Dining Kitchen 20'0" x 15'7" (6.1m x 4.7m)

maximum measurements

Utility Room 8'3" x 5'1" (2.5m x 1.5m)

First Floor Landing

Bedroom One 12'11" x 12'1" (3.9m x 3.7m)

maximum measurements

Ensuite Shower Room 7'1" x 4'6" (2.2m x 1.4m)

Bedroom Two 14'3" x 12'1" (4.3m x 3.7m)

maximum measurements

Bedroom Three 13'4" x 9'4" (4.1m x 2.8m)

maximum measurements

Bedroom Four 10'2" x 9'10" (3.1m x 3m)

maximum measurements

Family Bathroom 8'8" x 7'5" (2.6m x 2.3m)

maximum measurements

#### 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.

#### Anti-Money Laundering Regulations

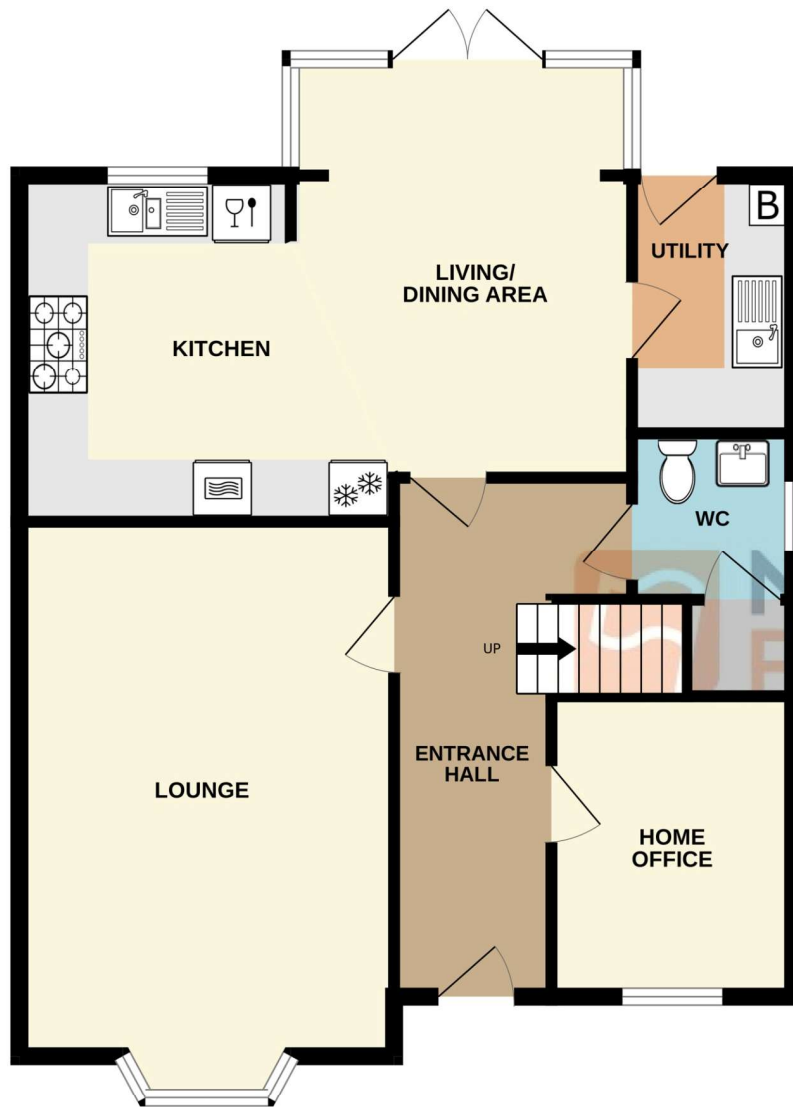
Anti Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

#### 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.

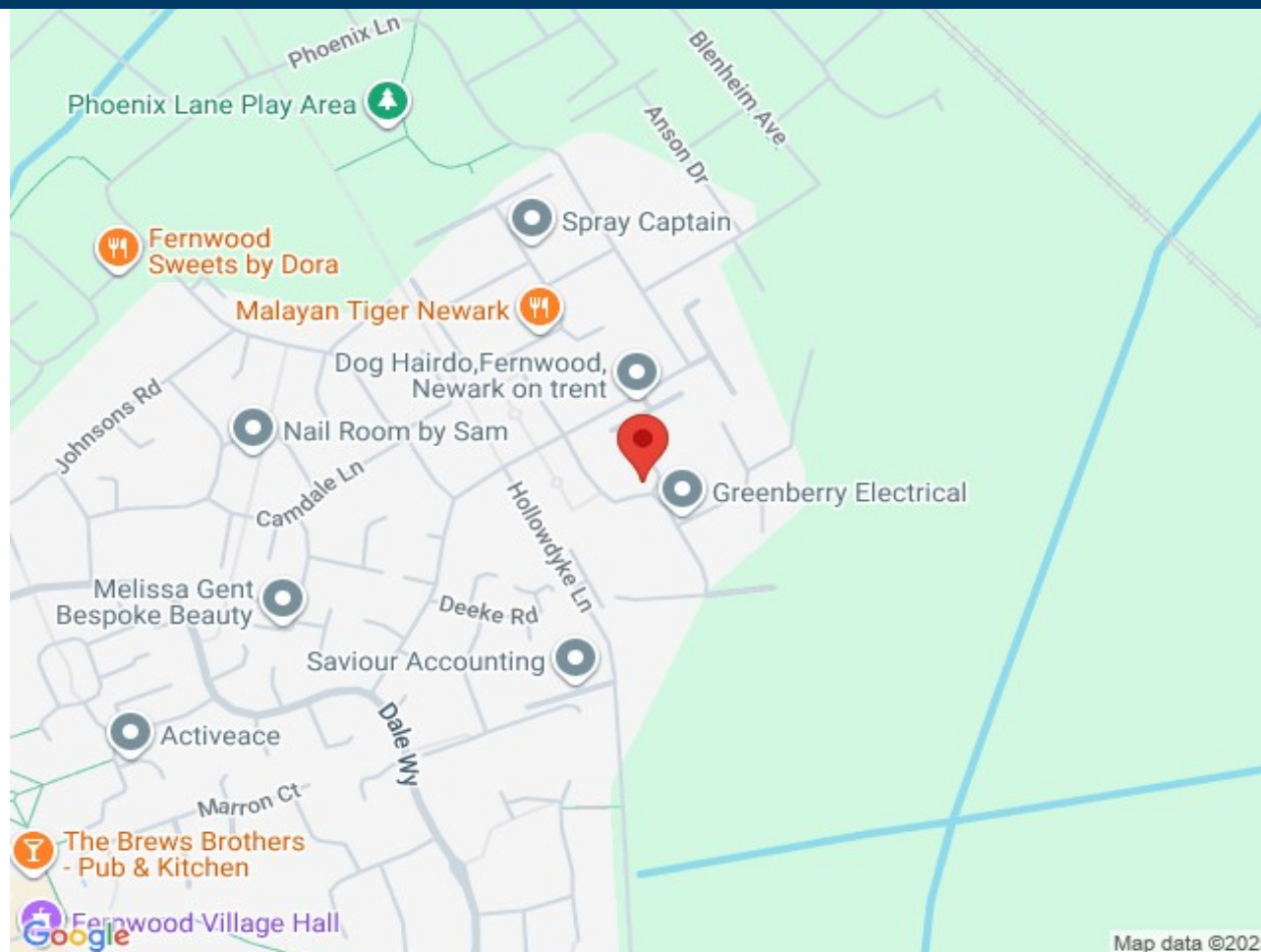


GROUND FLOOR



1ST FLOOR





Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		