



Halifax Road, Fernwood



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Asking Price £270,000



## Key Features

- Modern Detached Home
- Four Bedrooms
- Ensuite, Bathroom & G/F WC
- Spacious Lounge
- Generous Dining Kitchen
- Low Maintenance Enclosed Rear Garden
- Still Under NHBC Warranty
- Council Tax Band: D
- EPC Rating: B
- Tenure: Freehold





Representing superb value for money, this modern detached home was constructed in 2021 and is positioned within the popular Fernwood village, which has great local amenities close to hand as well as superb access to the A1 and into Newark town centre. This home benefits from an NHBC warranty, single garage and driveway providing off street parking for at least two vehicles.

The property's accommodation comprises to the ground floor: inviting entrance hallway with useful under stairs cupboard, W/C, spacious lounge and a dining kitchen that stretches across the rear of the property, with French doors to the rear garden, breakfast bar and appliances to include a four-ring gas hob, electric oven, integrated dishwasher and fridge/freezer. The first floor has a family bathroom suite, and four bedrooms, with the main bedroom having an ensuite shower room and fitted wardrobes. Outside, the property has a low maintenance frontage with a tarmac driveway to the side of the property providing off street parking for at least two vehicles and gives access to a single garage. The rear garden has been landscaped for ease of maintenance with a large artificial turfed area, gravelled borders and 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 Hall 13'11" x 8'2" (4.2m x 2.5m)

maximum measurements

Ground Floor WC 6'11" x 2'10" (2.1m x 0.9m)

Lounge 16'5" x 10'8" (5m x 3.3m)

maximum measurements

Dining Kitchen 18'0" x 13'6" (5.5m x 4.1m)

maximum measurements

#### First Floor Landing

Bedroom One 11'10" x 8'11" (3.6m x 2.7m)

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

maximum measurements

Bedroom Two 9'9" x 9'3" (3m x 2.8m)

maximum measurements

Bedroom Three 8'9" x 8'3" (2.7m x 2.5m)

maximum measurements

Bedroom Four 8'6" x 6'8" (2.6m x 2m)

maximum measurements

Bathroom 6'8" x 5'5" (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.

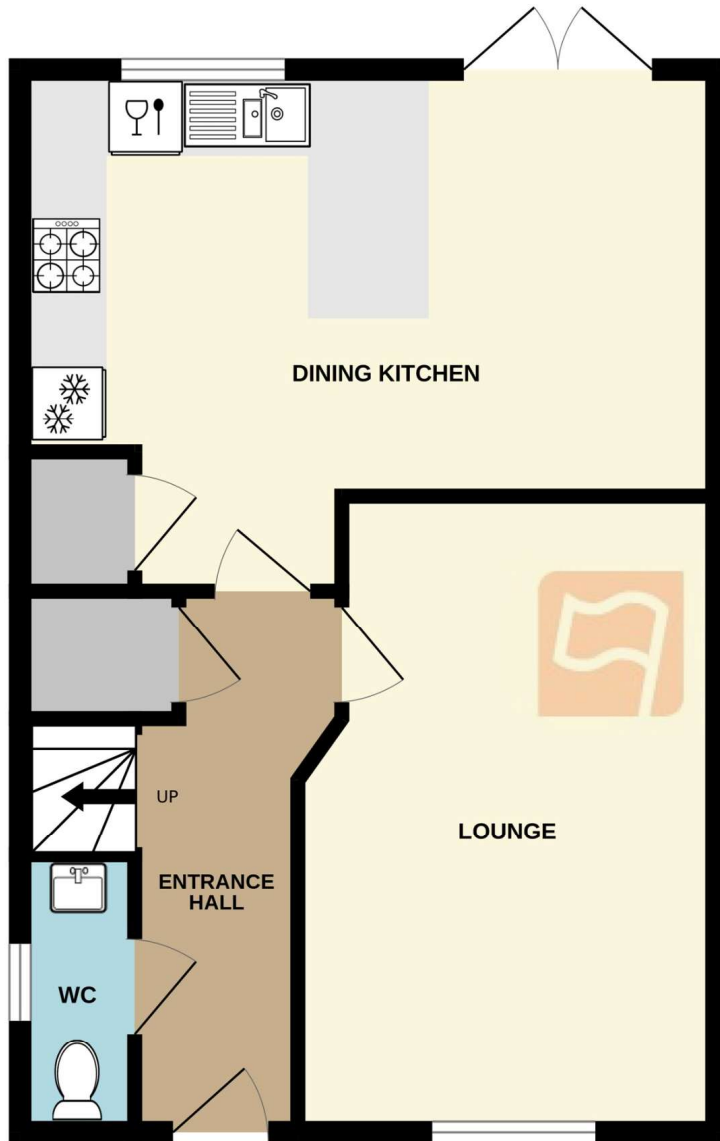
#### Anti-Money Laundering Regulations

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.

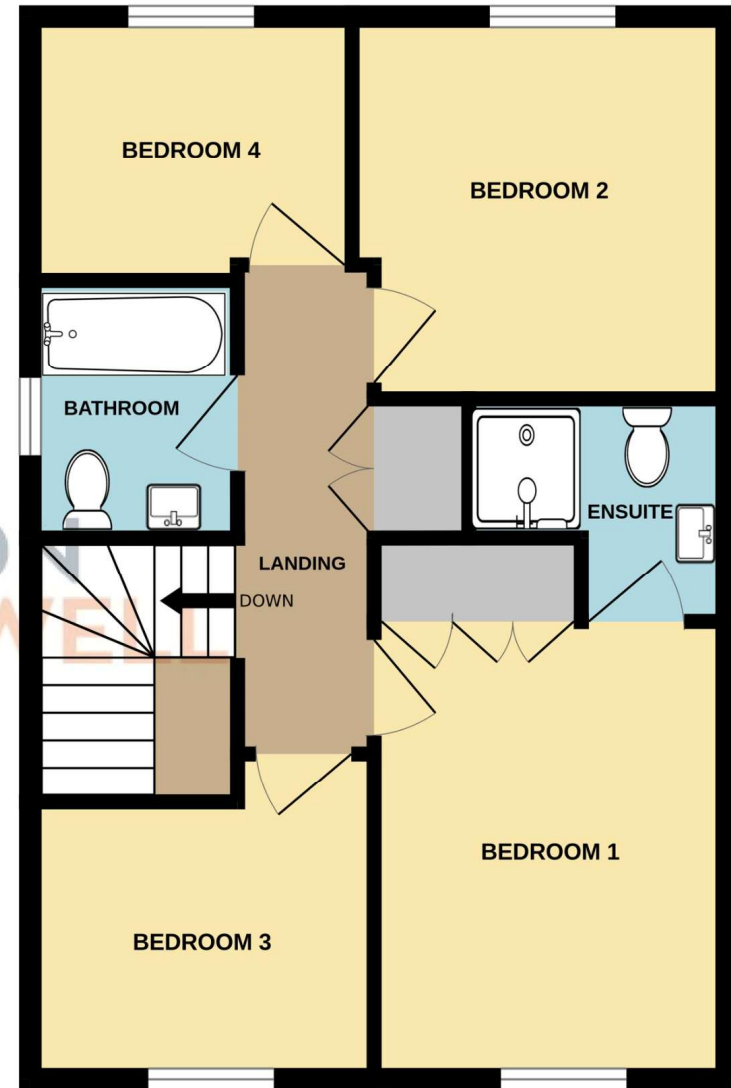
#### Referrals

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.

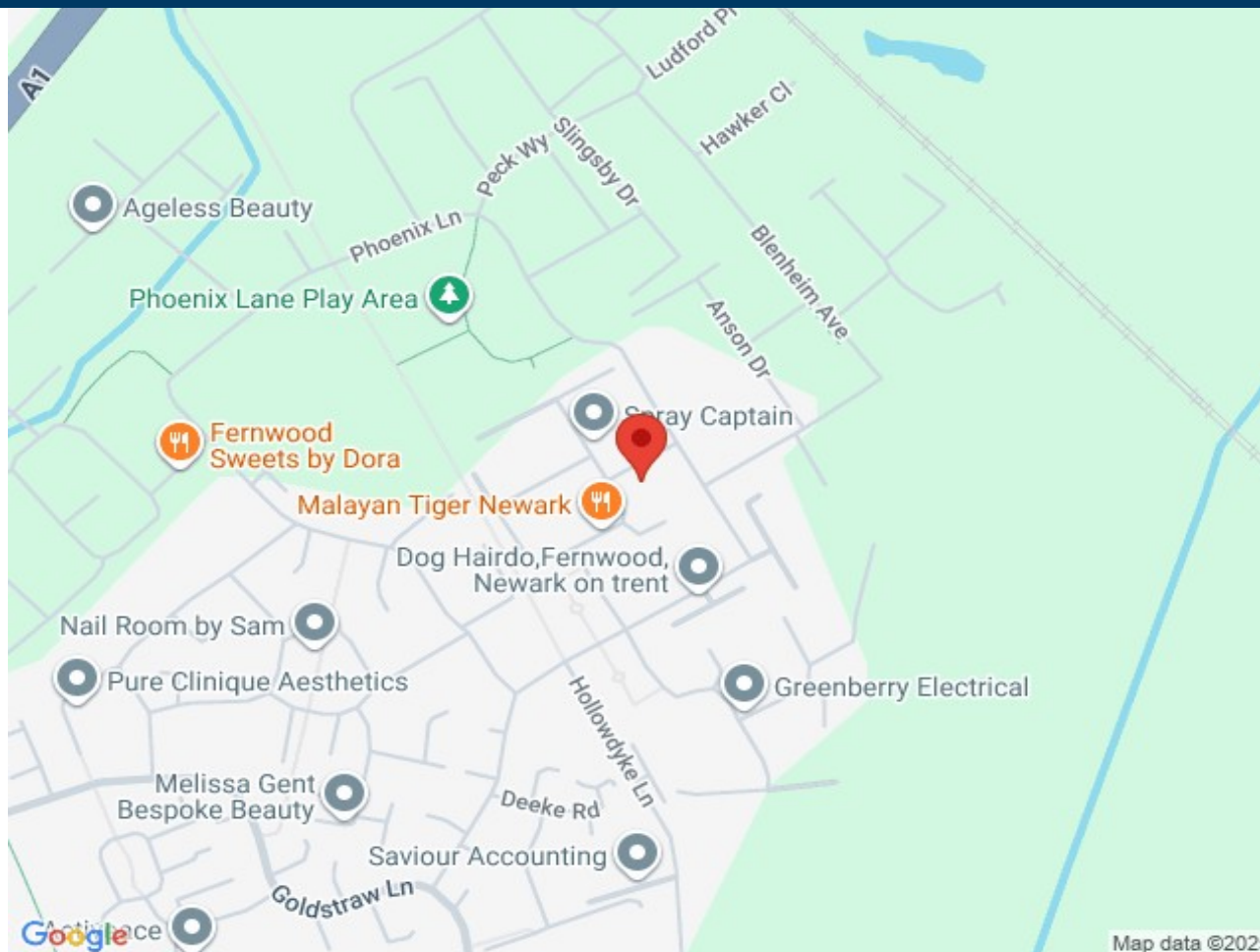
GROUND FLOOR



1ST FLOOR







Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

