



30 Marron Court, Fernwood

Newark, Nottinghamshire, NG24 3WT

NEWTONFALLOWELL 

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Newark, Nottinghamshire, NG24 3WT
Offers In Excess Of £100,000

Presenting an excellent opportunity to acquire a stylish and modern semi-detached quarter house. Situated within a popular residential pocket of 'Fernwood Village' providing access to a host of local amenities along with superb transport links onto the A1 and into Newark Town centre. This deceptively spacious home is an ideal first time or low maintenance investment opportunity, ready and waiting to be enjoyed immediately. The property's internal layout comprises: Entrance hall, generous master bedroom and a contemporary fitted shower room. The first floor hosts a generous open plan living/dining kitchen with Juliet balcony providing a delightful tree-lined outlook. There is also access up to a useful mezzanine floor that could be utilised for a variety of purposes. Externally the property has a secure block paved driveway and an inviting residential outlook. Further benefits of this modern-day home include uPVC double glazing and gas central heating via a combination boiler. Internal viewings are highly recommended, to fully appreciate a smart and sophisticated property, set in a sought after location.

Entrance Hall



Master Bedroom

13'9 x 8'8 (4.19m x 2.64m)

Shower Room

6'10 x 5'4 (2.08m x 1.63m)

Study/Mezzanine

15'9 x 4'3 (4.80m x 1.30m)

Open Plan Living/Dining Kitchen

15'9 x 13'9 (4.80m x 4.19m)

AGENTS NOTE - DRAFT 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 and appliances have not and will not be tested.

AGENTS NOTES - FERNWOOD

Fernwood properties may be subject to management charges for maintenance of the development, services, sale & purchase. Please speak to a property consultant for any charges specific to this property.

We understand that this charge is approximately £250-£300 per annum for maintenance through First Port Management.

Services

Mains water, electricity and drainage are connected.

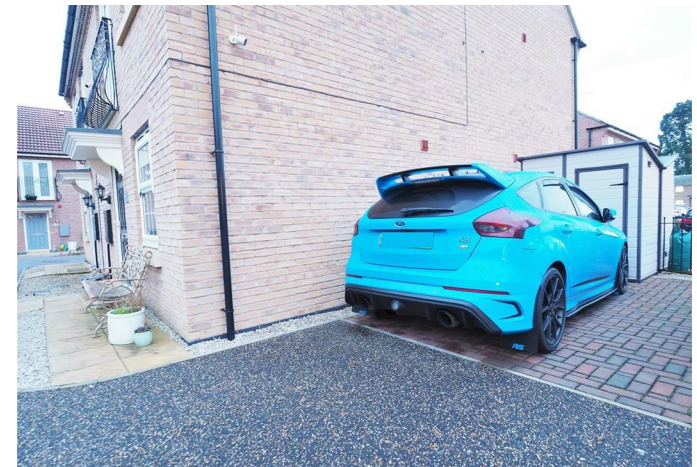
Further benefits of this modern-day home include uPVC double glazing and gas central heating via a combination boiler.


Directions

From our office on Middle Gate, proceed down to the right onto Stodman Street, turn left onto Castle Gate which leads onto Lombard Street, straight over onto London Road, proceed along London Road passing Highfields School and The Grove Leisure Centre on the left up to traffic lights, proceed straight on up to large roundabout, straight across over A1 bridge, up to second roundabout, straight over to next roundabout, turn left onto Dale Way, take first left and then first right into Marron Close and No 30 will be identified by our for sale board.

Local Information

Fernwood Village is a modern complex ideal for families, investment and first time buyers. There are a range of properties to include apartments, three storey homes and large detached properties. In the village there are sports fields, village hall with various activities, new high standard primary school, shop, takeaway, wine bar and hairdressers with family public house nearby and provides good access to secondary schools in the Grantham, Lincoln and Sleaford areas.

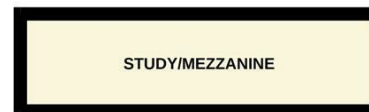


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

GROUND FLOOR



1ST FLOOR



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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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FALLOWELL**

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