

## Goldstraw Lane, Fernwood NG24 3FD



**GUIDE PRICE: £350,000 to £375,000.** A very well presented and deceptively spacious four bedroom detached residence situated on this popular residential development. In addition to the four double bedrooms, the property has a good sized lounge, an excellent sized dining kitchen, cloakroom, family bathroom and en-suite to the master. This family home has hard landscaped gardens, ample off road parking and a converted garage. The property is double glazed, has gas central heating and early viewing is highly recommended.

**Guide Price £350,000 to £375,000**













### **Situation and Amenities**

Fernwood is located on the edge of Balderton with local amenities including a village hall, shop, hairdressers, nursery and infant schools. Balderton is located approximately three miles to the south of the market town of Newark on Trent. Local amenities include a post office, pharmacy, supermarkets including Lidl, Tesco and Sainsburys, a Health Centre, well respected schools and regular bus services to Newark town centre. The location is in close proximity of Route 64 of the National Cycle Network which runs from Market Harborough to Lincoln. Newark boasts amenities including the Palace Theatre, bowling alley and cinema. There are excellent shopping facilities in the town with major retail chains and supermarkets including Waitrose, Asda, Aldi and Marks & Spencer Food. For the commuter the A1 trunk road offers easy access to the north and south of the country. There is a DIRECT LINE RAIL LINK FROM NEWARK NORTHGATE STATION TO LONDON KINGS CROSS WHICH TAKES FROM AROUND 80 MINUTES.

### **Accommodation**

Upon entering the front door, this leads into:

#### **Reception Hallway**

The spacious reception hallway has the staircase rising to the first floor and provides access to the lounge, the dining kitchen and cloakroom. The hallway has a useful fitted storage cupboard, cornice to the ceiling, a ceiling light point and a radiator.

#### **Ground Floor Cloakroom**

The cloakroom is fitted with a vanity unit with wash hand basin inset and storage beneath, and a WC. The room has a ceiling light point, an extractor fan and a radiator.

#### **Lounge** 20' 11" x 11' 2" (6.37m x 3.40m) (plus side bay window)

This delightful room has dual aspect windows to the front and rear, together with a bay window to the side making it particularly bright and airy. The focal point of the lounge is the feature fireplace with electric fire set on a marble effect hearth. The room has cornice to the ceiling, two ceiling light points and two radiators.

#### **Dining Kitchen** 20' 11" x 10' 11" (6.37m x 3.32m) (excluding bay window)

This fabulous dining kitchen has a large bay window, and glazed French patio doors to the side providing access out to the garden, and a further window to the front. The dining kitchen is of sufficient size to comfortably accommodate a large dining table together with occasional furniture. The kitchen area is fitted with an excellent range of base and wall units complemented with roll top work surfaces and tiled splash backs. Within the central island is a one and a half bowl stainless steel sink. Integrated appliances include an eye level double oven and a gas hob with extractor hood above. There is space and plumbing for a dishwasher and further space for a vertical fridge/freezer. The room has cornice to the ceiling, three ceiling light points and two radiators. A door leads through to the utility room.

#### **Utility Room** 6' 6" x 6' 0" (1.98m x 1.83m)

The utility room has a half glazed door leading out to the rear of the property onto the driveway. Accessed from the utility room and sited beneath the staircase is a useful storage cupboard. The utility room has base and wall units with roll top work surfaces and tiled splash backs. In addition there is space and plumbing for both a washing machine and a tumble dryer. The room has a ceiling light point, an extractor fan and a radiator. The central heating boiler is located here.

#### **First Floor Landing**

The staircase rises from the reception hallway to the spacious first floor landing which has a window to the rear elevation and doors into the four double bedrooms and the family bathroom. The landing has two ceiling light points and a radiator. The airing cupboard and access to the loft space are located on the landing.

#### **Bedroom One** 15' 3" x 10' 6" (4.64m x 3.20m) (including door recess and excluding wardrobes)

A delightful double bedroom with dual aspect windows to the front and side elevations. The bedroom has a comprehensive suite of fitted wardrobes, a ceiling light point and a radiator. A door leads into the en-suite shower room.

#### **En-suite Shower Room** 7' 4" x 3' 10" (2.23m x 1.17m)

The en-suite has an opaque window to the side and is fitted with a double width walk-in shower cubicle with mains shower, pedestal wash hand basin and WC. The room has part ceramic tiling to the walls, a ceiling light point, an extractor fan and a

radiator.

**Bedroom Two** 12' 1" x 10' 1" (3.68m x 3.07m) (excluding wardrobes)

An excellent sized double bedroom having dual aspect windows to the front and side elevations. The bedroom has fitted wardrobes, a ceiling light point and a radiator.

**Bedroom Three** 11' 2" x 8' 7" (3.40m x 2.61m)

Also a double bedroom with dual aspect windows to the side and rear elevations, a fitted double wardrobe, a ceiling light point and a radiator.

**Bedroom Four** 9' 10" x 8' 6" (2.99m x 2.59m)

A very good sized fourth bedroom with a window to the front elevation, a fitted double wardrobe, a ceiling light point and a radiator. This bedroom is currently utilised as a home office/study.

**Family Bathroom** 7' 3" x 5' 7" (2.21m x 1.70m)

The family bathroom has an opaque window to the rear and is fitted with a white suite comprising bath with shower mixer tap attachment, pedestal wash hand basin and WC. The bathroom has part ceramic wall tiling, a ceiling light point, an extractor fan and a radiator.

**Outside**

To the front of the property are two delightful beds which contain an abundance of mature shrubs, plants and flowers, and a footpath leads to the front door.

**To the Rear**

To the rear of the property, accessed via twin wooden gates, is a private driveway which in turn leads down to the garage. There is gated access into the rear garden, and further parking situated at the adjacent side of the property. The rear garden is fully enclosed and has been hard landscaped for ease of maintenance. There is a raised deck with pergola above which provides an ideal outdoor seating and entertaining space.

**Garage Store/Home Office**

The garage has been partially converted and to the front is an up and over door which leads into a garage store. The rear portion of the garage has been tastefully converted into a home office (11'10" x 8'1"), is fully insulated and equipped with power and lighting. From here a personnel door leads back through into the garden.

**Fernwood Maintenance Charge**

We have been informed by the vendor that there is a maintenance charge payable to First Port of approximately £332 per annum.

**Council Tax**

The property is in Band D.

## **VIEWING**

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

## **THINKING OF SELLING?**

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

## **Local Authority**

Newark & Sherwood District Council, Notts, 01636 650000

## **Possession/Tenure**

Vacant possession will be given upon completion. The tenure of the property is Freehold.

**MONEY LAUNDERING REGULATIONS:** In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

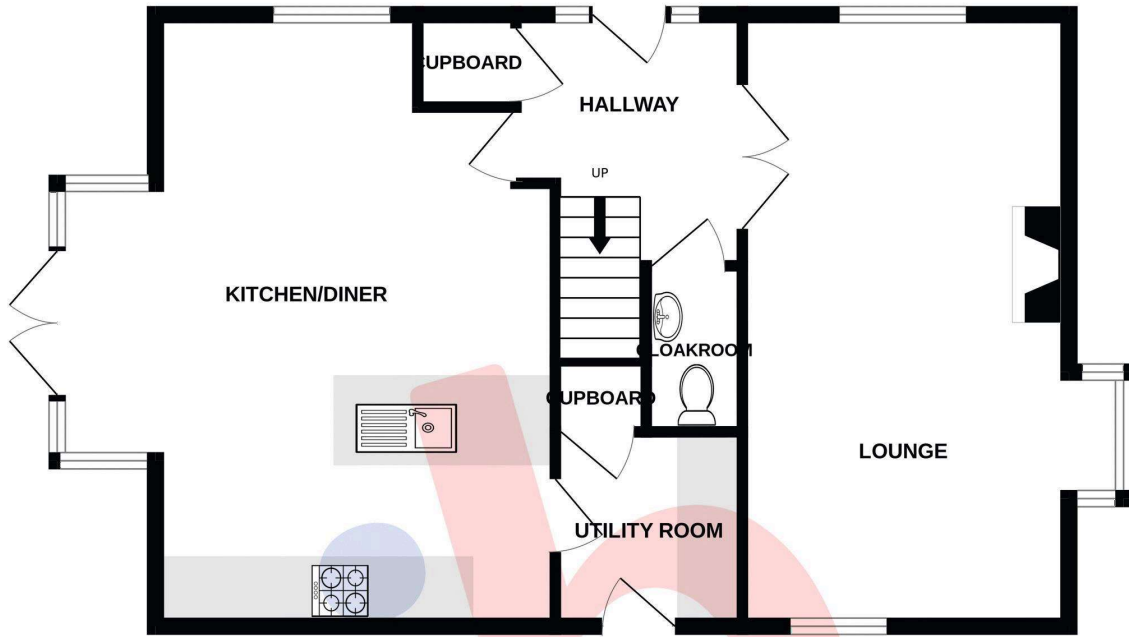
## **Services/Referral Fees**

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading

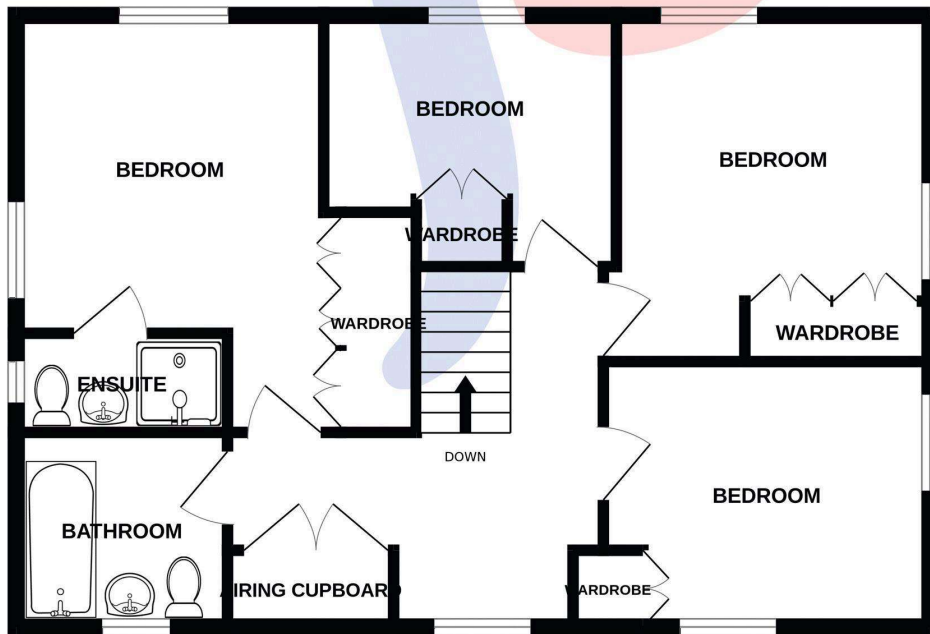
Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007029 30 July 2024



GROUND FLOOR  
688 sq.ft. (63.9 sq.m.) approx.



1ST FLOOR  
654 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 1342 sq.ft. (124.6 sq.m.) approx.

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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