

## Dale Way, Fernwood NG24 3GH



**GUIDE PRICE - £280,000 to £300,000.** A well presented detached four bedroom family home situated on this popular and sought after residential development. In addition to the four bedrooms, the property has an excellent sized dining kitchen, lounge, cloakroom, family bathroom and en-suite to the master. There is ample off road parking and a detached garage. The property is double glazed, has gas central heating and solar panels. Available for purchase with NO CHAIN.

**Guide Price £280,000 to £300,000**







### **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 cloakroom, dining kitchen and lounge. The hallway has a useful fitted storage cupboard, two ceiling light points and a radiator.

#### **Ground Floor Cloakroom**

The cloakroom has an opaque window to the side elevation, is fitted with a WC and wash hand basin, and has a ceiling light point and a radiator.

#### **Dining Kitchen** 16' 10" x 10' 2" (5.13m x 3.10m)

This excellent sized dining kitchen has a bow shaped window to the front elevation and is of sufficient size to comfortably accommodate a large dining table. The kitchen area is fitted with a good range of base and wall units with roll top work surfaces and tiled splash backs. There is a one and a half bowl sink, an integrated double oven with gas hob and extractor hood above, space and plumbing for a washing machine and further space for a vertical fridge/freezer. The room has a ceramic tiled floor, cornice to the ceiling, two ceiling light points and a radiator.

#### **Lounge** 17' 7" x 11' 7" (5.36m x 3.53m)

This large reception room has a window to the side elevation and further windows and glazed patio doors to the rear providing access out to the garden. The focal point of the lounge is the feature fireplace with electric fire set on a marble effect hearth. The lounge also has cornice to the ceiling, two ceiling light points and a radiator.

#### **First Floor Landing**

The staircase rises from the reception hallway to the first floor galleried landing which has a window to the rear elevation and doors into the four bedrooms and the family bathroom. Also located on the landing are two large useful storage cupboards, one of which houses the central heating boiler.

#### **Bedroom One** 15' 9" x 9' 7" (4.80m x 2.92m) (excluding wardrobes)

A large double bedroom with a window to the rear elevation, two ceiling light points and a radiator. The bedroom has an excellent range of fitted wardrobes. A door leads into the en-suite shower room.

#### **En-suite Shower Room**

The en-suite has an opaque window to the side elevation 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, an extractor fan, a ceiling light point, shaver socket and radiator.

#### **Bedroom Two** 12' 2" x 10' 3" (3.71m x 3.12m) (excluding wardrobes)

A further double bedroom with a window to the front elevation, an excellent range of fitted wardrobes, a ceiling light point and a radiator.

#### **Bedroom Three** 12' 3" x 11' 0" (3.73m x 3.35m) (including door recess)

Also a double bedroom, having a window to the front elevation, a fitted double wardrobe, ceiling light point and a radiator.

#### **Bedroom Four** 7' 6" x 6' 10" (2.28m x 2.08m)

Having a window to the rear elevation, a ceiling light point and a radiator.

#### **Family Bathroom** 7' 11" x 7' 0" (2.41m x 2.13m)

The family bathroom has an opaque window to the front elevation 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, extractor fan, shaver socket and radiator.

#### **Outside**

To the front of the property is a small artificial lawn edged with borders containing a variety of mature shrubs and plants. A footpath leads to the front door. Adjacent to this is the driveway which, via double doors, leads through to the carport (17'6" x 10'4"). From the carport the driveway continues down the side of the property providing ample off road parking for numerous vehicles. This in turn leads to the detached garage.

#### **Detached Garage** 17' 0" x 11' 7" (5.18m x 3.53m)

The garage has an up and over door to the front elevation and a personnel door to the side leading into the garden. The garage is equipped with power and lighting.

#### **Rear Garden**

The rear garden is fully enclosed and enjoys a high degree of privacy. It has been tastefully hard landscaped for ease of maintenance and comprises a patio area situated adjacent to the rear of the house providing an ideal outdoor seating and entertaining space, and a number of raised beds containing a variety of mature shrubs, plants and trees. Also within the garden is a timber pergola.

#### **Council Tax**

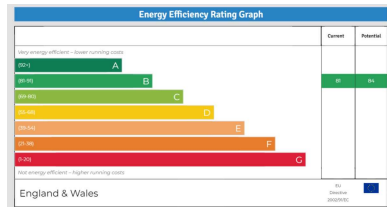
The property is in Band D.

#### **Fernwood Maintenance Charge**

There is a management fee/service charge payable to First Port for the upkeep of the green areas. We have been informed by the vendor that this is currently £156.88 for 6 months, May to November 2024.

#### **Solar Panels**

The property has solar panels and we are informed that these are owned outright.



### **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.

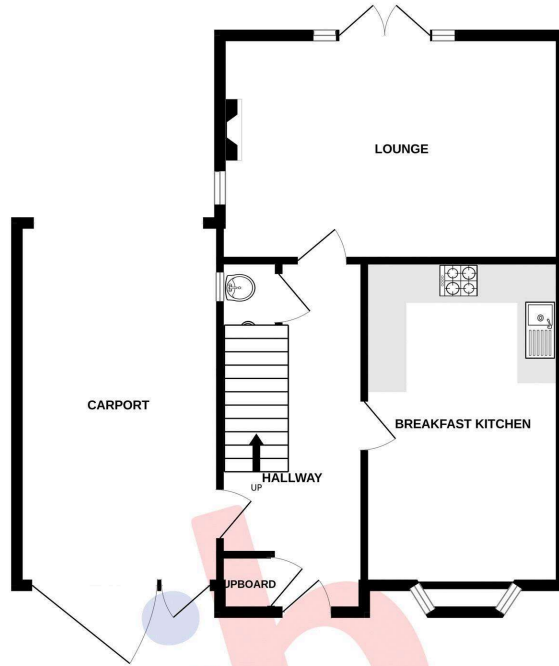
**MONEY LAUNDERING REGULATIONS:** In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

### **Services/Referral Fees**

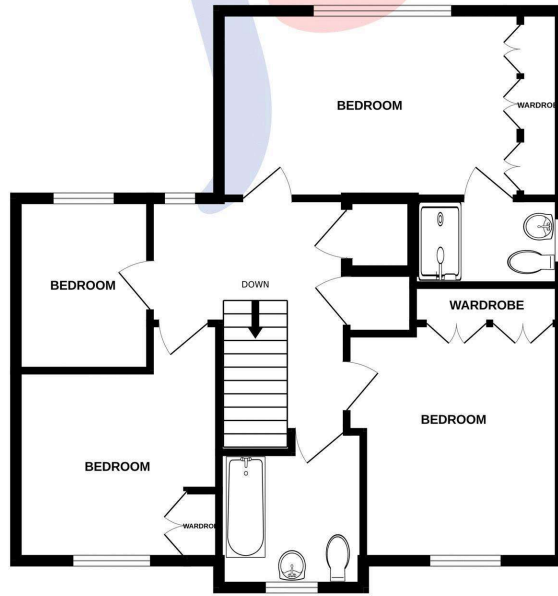
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these 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. 00007066 23 October 2024



GROUND FLOOR  
705 sq.ft. (65.5 sq.m.) approx.



1ST FLOOR  
688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA : 1393 sq.ft. (129.4 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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