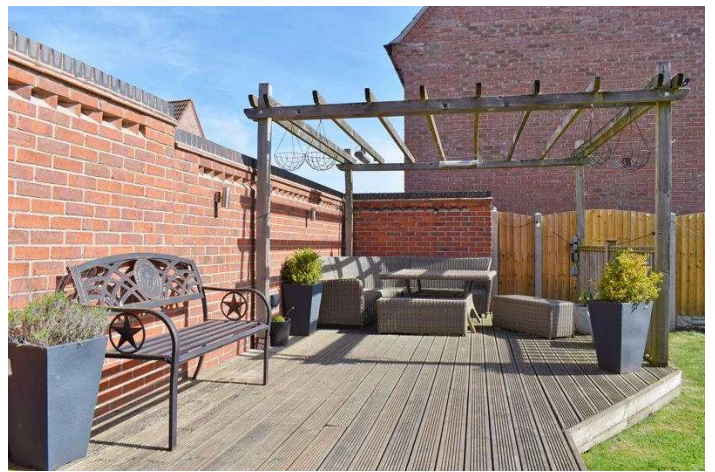


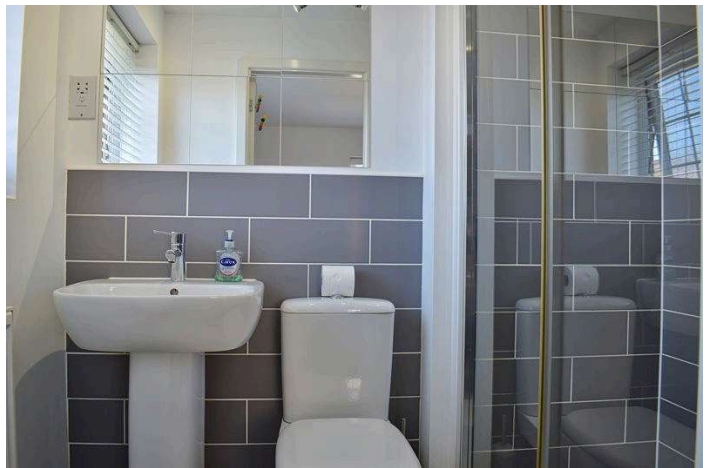
Johnsons Road, Fernwood NG24 3RF



An immaculately presented four bedroom detached family home situated in this sought after location. In addition to the four bedrooms, there is a spacious lounge, a fabulous dining kitchen, utility room, ground floor cloakroom, first floor bathroom and en-suite to the master. This superb property has off road parking, a detached single garage and a delightful garden. Double glazing and gas central heating are installed. Early viewing is essential.

Offers Over £350,000







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 doors providing access to the cloakroom, the lounge and the dining kitchen. Located off the hallway is a useful storage cupboard. The hallway has a ceramic tiled floor, a ceiling light point and a radiator.

Ground Floor Cloakroom

The cloakroom is fitted with a WC and pedestal wash hand basin and has the same flooring flowing through from the hallway, a ceiling light point, an extractor fan and a radiator.

Lounge 20' 11" x 11' 10" (6.37m x 3.60m)

This large reception room has dual aspect windows to the front and side elevations, and also a bay window to the side. The lounge has wood laminate flooring, two ceiling light points and two radiators.

Dining Kitchen 20' 11" x 11' 5" (6.37m x 3.48m)

This fabulous dining kitchen has a window to the front elevation, and a full height boxed glazed window to the side including French doors leading out into the garden. The dining kitchen is the heart of the home and has sufficient space to comfortably accommodate both dining and occasional furniture. The kitchen area is fitted with a comprehensive range of contemporary base and wall units complemented with square edge work surfaces and matching splash backs. There is a central island which incorporates a one and a half bowl sink, together with a breakfast bar, storage beneath and space and plumbing for a dishwasher. In addition there is space for a vertical fridge/freezer. Integrated appliances include an eye level double oven and a six burner gas hob with extractor hood above. The dining kitchen has the same ceramic tiled floor, recessed ceiling spotlights and two radiators. A door leads into the utility room.

Utility Room 6' 0" x 5' 9" (1.83m x 1.75m)

The utility room has a base unit and work surface to match those of the kitchen, space and plumbing for both a washing machine and tumble dryer, the same ceramic tiled floor, recessed ceiling spotlights and a radiator. The central heating boiler is located here. Accessed from the utility room and sited beneath the staircase is a large and useful storage cupboard. A half glazed door leads out to the side of the property.

First Floor Landing

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

Bedroom One 17' 7" x 11' 8" (5.36m x 3.55m) (including entrance hallway)

This fabulous master bedroom has dual aspect windows to the front and side elevations, a comprehensive suite of fitted wardrobes, two ceiling light points and a radiator. A door provides access to the en-suite shower room.

En-suite Shower Room

The well appointed 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 en-suite is complemented with part ceramic wall tiling. In addition there is a ceiling light point, an extractor fan, shaver socket and a radiator.

Bedroom Two 12' 3" x 12' 0" (3.73m x 3.65m) (at widest points)

An excellent sized double bedroom with a window to the front elevation. This bedroom also has a comprehensive suite of fitted wardrobes, wood laminate flooring, a ceiling light point and a radiator.

Bedroom Three 12' 3" x 8' 8" (3.73m x 2.64m)

A further double bedroom having a window to the side elevation, a ceiling light point and a radiator.

Bedroom Four 8' 6" x 6' 10" (2.59m x 2.08m)

A good sized fourth bedroom with a window to the front elevation, a ceiling light point and a radiator. Currently utilised as a home office/study the room also has a useful storage cupboard which is sited above the staircase.

Family Bathroom 6' 8" x 6' 1" (2.03m x 1.85m)

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 is enhanced with part ceramic tiling to the walls and also has a ceiling light point and a heated towel rail.

Outside

To the front of the property are two borders containing a variety of shrubs and plants, and a footpath leads to the front door. The property stands on a corner plot and located to one side is a small lawned garden, adjacent to which is the driveway providing off road parking. The driveway in turn leads to the detached garage. There is gated access to the principal garden which is fully enclosed and laid primarily to lawn. There are two distinctive raised decks giving a choice of outdoor seating and entertaining spaces.

Detached Garage 19' 7" x 10' 0" (5.96m x 3.05m)

This oversized garage has an up and over door to the front elevation and is equipped with power and lighting. There is also storage within the roof space.

Fernwood Maintenance Charge

There is a maintenance charge payable for the upkeep of the green areas around Fernwood. The amount is to be confirmed.

Council Tax 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

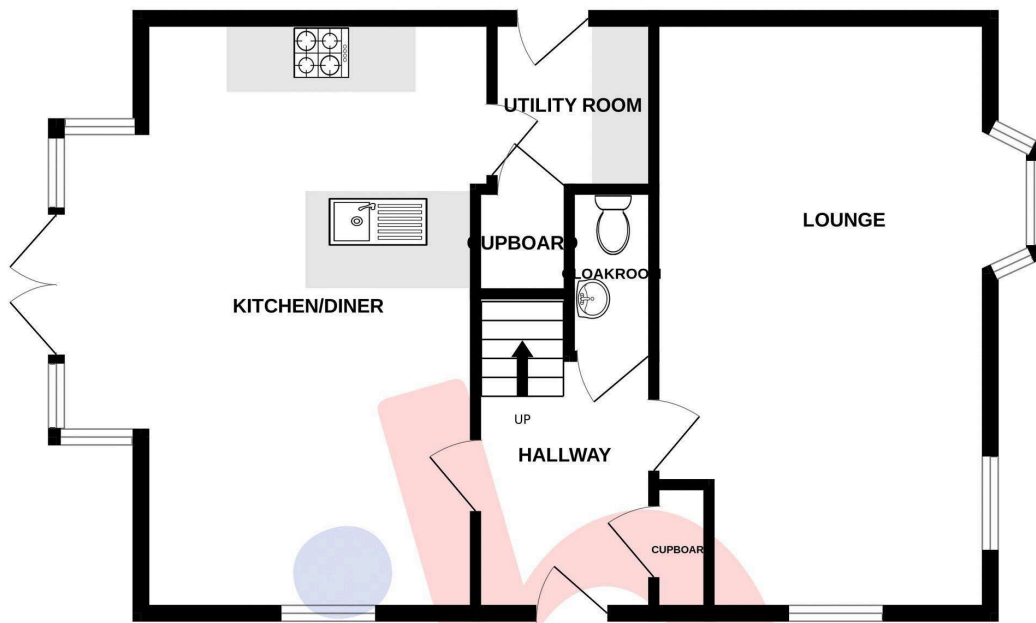
Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

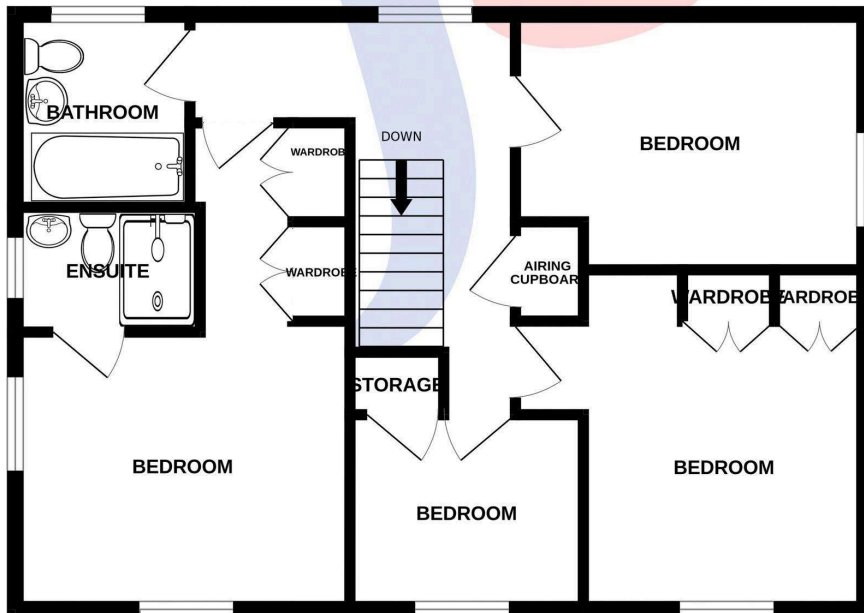
Vacant possession will be given upon completion. The tenure of the property is Freehold.

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GROUND FLOOR
664 sq.ft. (61.7 sq.m.) approx.



1ST FLOOR
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 1288 sq.ft. (119.7 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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