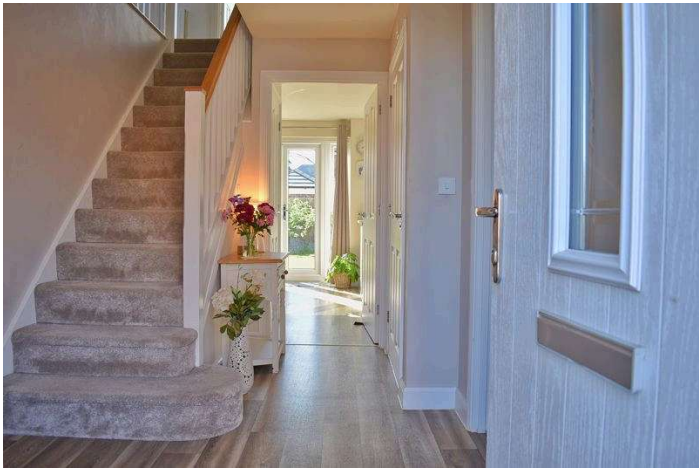


Buckminster Road, Fernwood NG24 5BP



GUIDE PRICE £325,000 to £350,000. A beautifully presented detached family home built just under three years ago and representing excellent value for money. In addition to the four double bedrooms, the property has an excellent sized lounge, study, superb breakfast kitchen, utility, cloakroom, bathroom and en-suite. There is off road parking, a single garage and a delightful south east facing rear garden. Early viewing is absolutely essential.

Guide Price £325,000 to £350,000







Situation and Amenities

A sought after location, Fernwood village is part of an established community, a 10 minute drive away from Newark. Amenities are plentiful and include a nursery and infant school, bistro, community centre and a range of shops, plus walks and play parks. 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 North Gate Station to London Kings Cross which takes from a little over an hour. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln.

Accommodation

Upon entering the front door, this leads into:

Reception Hallway

The spacious and welcoming reception hallway has the staircase rising to the first floor, beneath which is sited a useful storage cupboard. The hallway provides access to the cloakroom, lounge, study and dining kitchen. There is a further storage cupboard in the hallway together with a ceiling light point and a radiator.

Ground Floor Cloakroom

The cloakroom is fitted with a pedestal wash hand basin and WC, and has an extractor fan, a ceiling light point and a radiator.

Study 7' 5" x 7' 0" (2.26m x 2.13m)

This excellent sized study/home office has a window to the front elevation with bespoke fitted blind, a ceiling light point and a radiator.

Lounge 16' 6" x 11' 0" (5.03m x 3.35m)

This great sized and well proportioned reception room has a window to the front elevation with bespoke fitted blind, and enjoys an open aspect across open green space. This delightful lounge has two ceiling light points and two radiators.

Dining Kitchen 26' 7" x 10' 1" (8.10m x 3.07m) (at widest points)

This fabulous room is the heart of the home and has windows to the rear elevation together with glazed French doors that provide access out to the garden. The kitchen area is fitted with a range of contemporary base and wall units complemented with quartz work surfaces and matching splash backs. There is a one and a half bowl stainless steel sink, and integrated appliances include an oven with gas hob and extractor hood above, fridge, freezer and dishwasher. The room is of sufficient size to comfortably accommodate a large dining table together with occasional furniture, and has three ceiling light points and two radiators. An opening leads through to the utility room.

Utility Room 5' 4" x 5' 1" (1.62m x 1.55m)

The utility room has a half glazed door to the side elevation and is fitted with a base unit to match that of the kitchen, together with wall cupboard storage. There is space and plumbing for a washing machine. The utility room also has a ceiling light point and a radiator. The central heating boiler is located here.

First Floor Landing

The staircase rises from the reception hallway to the first floor galleried landing which provides access to all four bedrooms and the family bathroom. The landing has a large and useful fitted storage cupboard, a ceiling light point and a radiator. Access to the loft space is obtained from here.

Bedroom One 12' 7" x 11' 7" (3.83m x 3.53m) (including door recess)

A wonderful master bedroom with dual aspect windows to the front and side elevations, the window to the front overlooks the open green space. This 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

This well appointed en-suite is fitted with a double width walk-in shower cubicle with electric shower, pedestal wash hand basin and WC. The en-suite is complemented with part ceramic tiling to the walls and recessed ceiling spotlights. In addition there is an extractor fan, a shaver socket and a heated towel rail.

Bedroom Two 14' 2" x 11' 1" (4.31m x 3.38m) (at widest points)

A further superb sized double bedroom, having a window to the front elevation. This bedroom has a useful fitted storage cupboard sited above the staircase, a ceiling light point and a radiator.

Bedroom Three 9' 3" x 9' 1" (2.82m x 2.77m) (excluding wardrobes)

A double bedroom with a window to the rear elevation, a suite of fitted wardrobes, a ceiling light point and radiator.

Bedroom Four 10' 3" x 9' 8" (3.12m x 2.94m)

Bedroom four is also a double and has a window to the rear elevation, a suite of fitted wardrobes, a ceiling light point and radiator.

Family Bathroom 6' 11" x 5' 6" (2.11m x 1.68m)

The family bathroom has an opaque window to the rear and is fitted with a white suite comprising bath with mains shower above, pedestal wash hand basin and WC. The bathroom is enhanced with recessed ceiling spotlights and part ceramic tiling to the walls. There is also an extractor fan and a radiator.

Outside

To the front of the property are two neatly maintained lawns edged with borders containing a wide variety of mature shrubs and plants. A footpath leads to the front door. To the side of the property is the driveway which provides off road parking for at least two vehicles, and in turn leads to the garage. Gated access leads into the rear garden.

Garage 16' 7" x 8' 8" (5.05m x 2.64m)

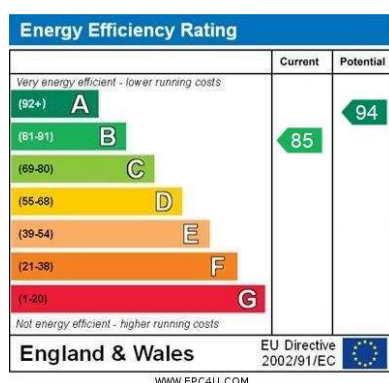
The garage has an up and over door to the front elevation and is equipped with both power and lighting.

Rear Garden

The delightful south east facing rear garden has been very tastefully landscaped and comprises a well maintained and shaped lawn edged with borders containing a vast array of mature shrubs and plants. There are two distinctive patio areas which provide alternate outdoor seating and entertaining spaces.

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

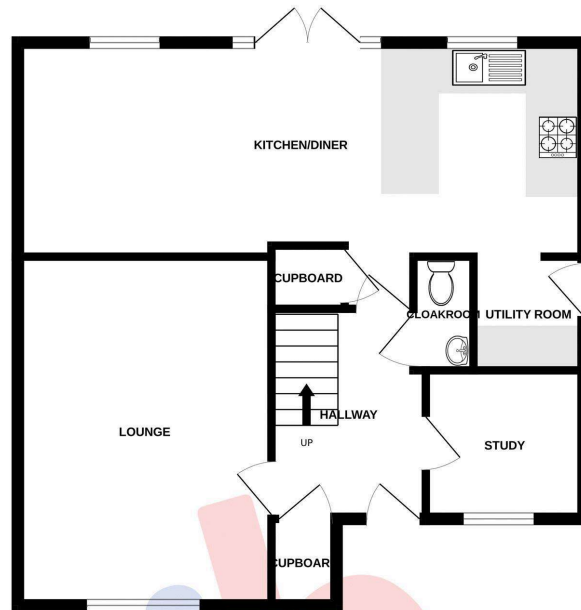
Vacant possession will be given upon completion. The tenure of the property is Freehold.

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. 00007330 30 April 2025

GROUND FLOOR
656 sq.ft. (61.0 sq.m.) approx.



1ST FLOOR
656 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 1313 sq.ft. (121.9 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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