

Rubys Walk, Fernwood NG24 3FA



GUIDE PRICE £250,000 to £260,000. 'NO CHAIN' A deceptively spacious three/four bedroom three storey townhouse situated on a delightful pedestrian walkway in the heart of this popular residential location. In addition to the bedroom accommodation, the property has a spacious lounge, a kitchen/diner, cloakroom, utility and three en-suites. The property has off road parking, a single garage and an enclosed garden to the rear offering a high degree of privacy. Double glazing and gas central heating are installed.

Guide Price £250,000 to £260,000







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. The Suthers School is a new, non-selective secondary school serving the communities of Newark and the surrounding areas. The school is based in a brand new, purpose-built, state-of-the-art building at Fernwood, just south of Newark. The building was completed in the summer of 2020, with pupils moving in for the start of the new academic year. 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:

Entrance Hallway

The very spacious entrance hallway has the staircase rising to the first floor, beneath which is sited a useful storage cupboard. The hallway provides access to the utility room, bedrooms three and four and a 'Jack & Jill' style en-suite. There is also a cloaks storage cupboard, two ceiling light points and a radiator.

Bedroom Three 11' 11" x 9' 5" (3.63m x 2.87m) (at widest points)

A ground floor double bedroom with a window to the front elevation, a fitted double wardrobe, a ceiling light point and a radiator. A door leads into the 'Jack & Jill' en-suite.

Bedroom Four/Study 11' 1" x 9' 2" (3.38m x 2.79m)

This versatile room is currently utilised as a home office/study and has French doors to the rear elevation leading out to the garden. The room would serve equally well as a fourth bedroom if required and has a ceiling light point and a radiator.

Jack & Jill En-suite Shower Room 8' 6" x 4' 8" (2.59m x 1.42m)

Accessed from the hallway and bedroom three, this en-suite is fitted with a double width walk-in shower cubicle with mains shower, pedestal wash hand basin and WC. The room is complemented with part ceramic tiling to the walls and also has a ceiling light point, an extractor fan and a radiator.

Utility Room 7' 9" x 6' 6" (2.36m x 1.98m)

The utility room has a half glazed door leading out to the rear garden and is fitted with base and wall units complemented with roll top work surfaces and tiled splash backs. There is space and plumbing for both a washing machine and tumble dryer. The room has an extractor fan, a ceiling light point and a radiator. The central heating boiler is located here.

First Floor Landing

The staircase rises from the entrance hallway to the first floor landing which provides access to the lounge and dining kitchen. The landing has a ceiling light point and a radiator. From here the staircase rises to the second floor.

Dining Kitchen 16' 2" x 11' 0" (4.92m x 3.35m)

This 'L' shaped dining kitchen is of an excellent size and has two windows to the rear elevation. The kitchen area is fitted with a good range of base and wall units, complemented with roll top work surfaces and metro tiled splash backs. There is a one and a half bowl stainless steel sink, an integrated double oven with gas hob and extractor hood above, and space for a vertical fridge/freezer. The room is of sufficient size to comfortably accommodate a dining table and has two ceiling light points and a radiator.

Lounge 17' 1" x 16' 2" (5.20m x 4.92m) (at widest points)

This fabulous 'L' shaped reception room has a window to the front elevation, together with a Juliette balcony overlooking Rubys Walk. The lounge has three ceiling light points and two radiators.

Second Floor Landing

The second floor landing provides access to bedrooms one and two, and has a ceiling light point and a radiator. The airing cupboard and access to the roof space are located on this landing.

Bedroom Two 12' 0" x 11' 6" (3.65m x 3.50m)

A double bedroom with a window to the rear elevation. The bedroom has a fitted double wardrobe, a ceiling light point and a radiator. A door leads into the en-suite shower room.

En-suite Shower Room 6' 0" x 5' 4" (1.83m x 1.62m)

The en-suite has an opaque window to the rear 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 radiator.

Bedroom One 14' 3" x 11' 3" (4.34m x 3.43m) (excluding wardrobes)

A superb sized double bedroom with two windows to the front elevation overlooking Rubys Walk. There is a comprehensive suite of fitted wardrobes, a ceiling light point and a radiator. A door leads into the en-suite bathroom.

En-suite Bathroom 8' 6" x 5' 6" (2.59m x 1.68m)

This en-suite is fitted with a white suite comprising bath, pedestal wash hand basin and WC. In addition there is a walk-in shower cubicle with mains shower. The bathroom is enhanced with part ceramic tiling to the walls, and also has a ceiling light point, an extractor fan, shaver socket and radiator.

Outside

To the front of the property is a small garden facing onto Rubys Walk and adjacent to this is the footpath leading to the front door.

Rear Garden

The rear garden is fully enclosed and has been tastefully hard landscaped. The garden enjoys a high degree of privacy and comprises a raised composite deck with pergola providing an ideal outdoor seating and entertaining area. The garden contains a number of mature shrubs, plants and trees. To the foot of the garden is gated access leading around to the garage.

Single Garage 17' 6" x 8' 3" (5.33m x 2.51m)

The garage is located in a block of four and has an up and over door to the front elevation.

Council Tax

The property is in Band C.

Fernwood Maintenance Charge

We are awaiting this information.

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

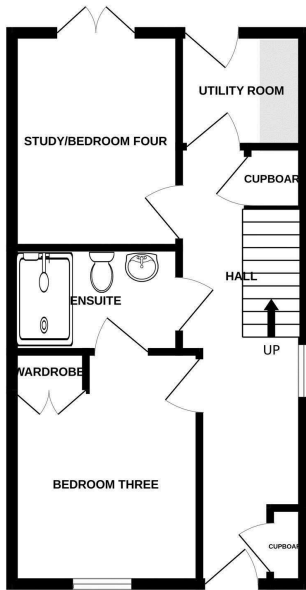
Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

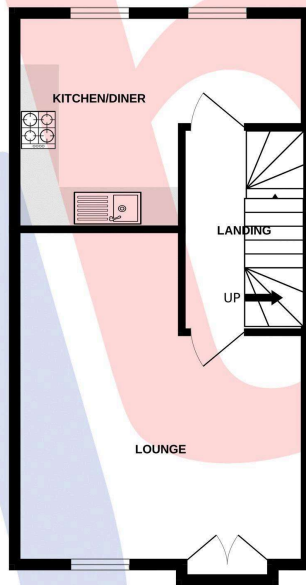
Vacant possession will be given upon completion. The tenure of the property is Freehold.

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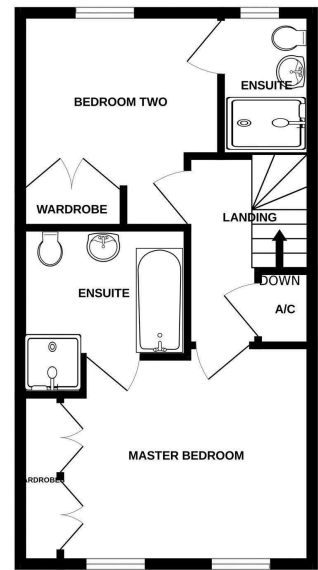
GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



FIRST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



SECOND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA: 1274 sq.ft. (118.4 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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