

## Anson Drive, Fernwood NG24 5AF



An immaculately presented three bedroom semi detached family home which is approximately 3 years old. In addition to the three bedrooms, the property has an excellent sized lounge, a wonderful kitchen/diner, cloakroom, first floor bathroom and en-suite. The property has off road parking for two vehicles and an enclosed south/west facing rear garden. Available for purchase with NO CHAIN.

**£250,000**













### 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 entrance hallway has doors providing access to the cloakroom and lounge, and has a ceiling light point and a radiator.

#### Ground Floor Cloakroom

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

#### Lounge 14' 11" x 11' 10" (4.54m x 3.60m)

This excellent sized and well proportioned reception room has a window to the front elevation and a door leading through to the inner hallway. Accessed from the lounge and sited beneath the staircase is a useful storage cupboard. The lounge has two ceiling light points and two radiators.

#### Inner Hallway

The inner hallway has the staircase rising to the first floor and a door leading into the kitchen/diner. There is a ceiling light point and a radiator.

#### Kitchen/Diner 15' 4" x 10' 9" (4.67m x 3.27m)

This fabulous kitchen/diner has a window to the rear elevation and glazed patio doors providing access out to the garden. The kitchen area is fitted with an excellent range of base and wall units, complemented with roll top work surfaces and tiled splash backs. There is a stainless steel sink, and integrated appliances include an oven with gas hob and extractor hood above, washing machine, dishwasher, fridge and freezer. The room is of sufficient size to comfortably accommodate a large dining table and has recessed ceiling spotlights, a pendant light above the dining area, and a radiator.

#### First Floor Landing

The staircase rises from the entrance hallway to the first floor landing which has doors into all three bedrooms and the family bathroom. The landing has a useful storage cupboard and a ceiling light point. Access to the loft space is obtained from here.

#### Bedroom One 10' 8" x 10' 6" (3.25m x 3.20m) (including stair bulkhead)

A double bedroom with two windows to the rear elevation, a ceiling light point and a radiator. A door provides access to the en-suite shower room.

#### En-suite Shower Room 6' 11" x 4' 6" (2.11m x 1.37m)

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 en-suite is complemented with part ceramic wall tiling. In addition there is a ceiling light point, an extractor fan, shaver socket and a heated towel rail.

#### Bedroom Two 12' 7" x 8' 1" (3.83m x 2.46m)

A double bedroom with a window to the front elevation, a ceiling light point and a radiator.

#### Bedroom Three/Study 7' 5" x 7' 2" (2.26m x 2.18m)

Bedroom three has a window to the front elevation, a ceiling light point and a radiator.

**Family Bathroom 7' 2" x 5' 11" (2.18m x 1.80m)**

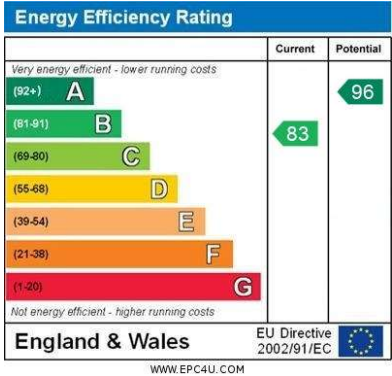
The bathroom has an opaque window to the side elevation and is fitted with a white suite comprising bath with mains shower above, pedestal wash hand basin and WC. The bathroom is complemented with part ceramic wall tiling, and has a ceiling light point, an extractor fan and a heated towel rail.

**Outside**

To the front of the property is a driveway which provides off road parking for two vehicles. The south/west facing rear garden is fully enclosed and laid to lawn. A footpath leads around the side with gated access.

**Council Tax**

The property is in Band B.



### **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.

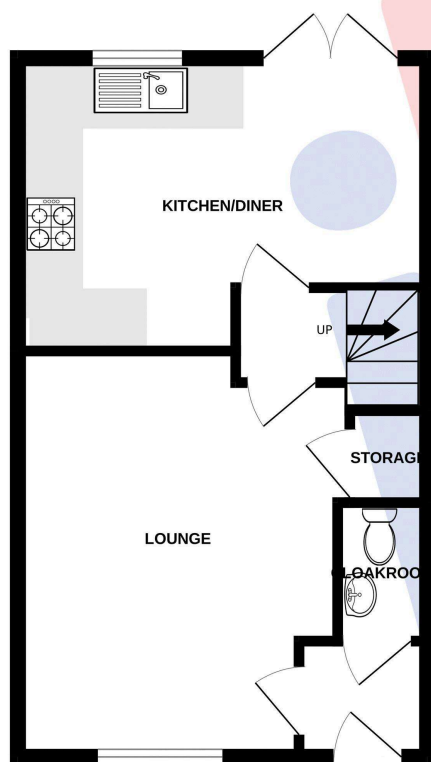
### **Services/Referral Fees**

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

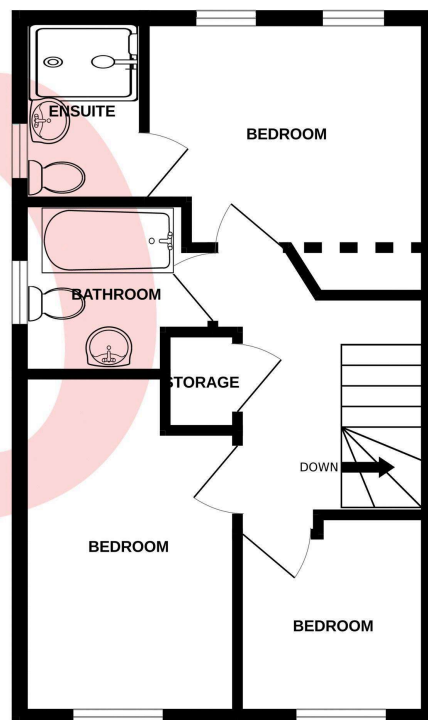
Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – 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. 00007344 22 May 2025



GROUND FLOOR  
386 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR  
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 773 sq.ft. (71.8 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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