

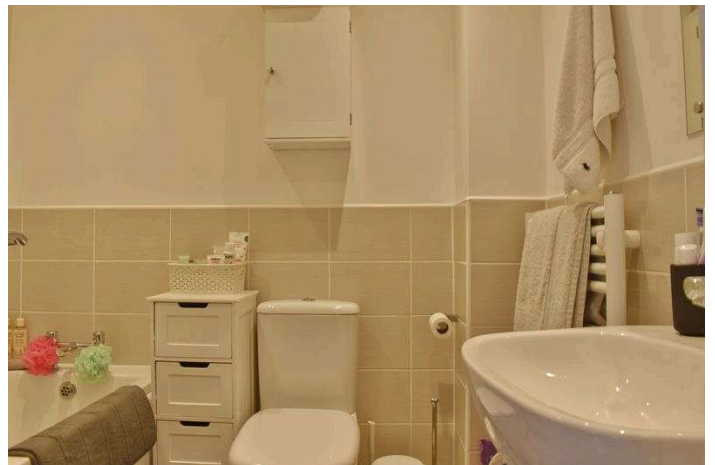
Hunters Road, Fernwood NG24 3WB



GUIDE PRICE £230,000 to £240,000. Early viewing is essential to appreciate this deceptively spacious and well presented three storey end townhouse situated in this popular residential location. The property has three/four bedrooms, a fabulous open plan dining kitchen/family space, first floor lounge, cloakroom, bathroom and en-suite. There is off road parking, a single garage and an enclosed garden to the rear. Double glazing and gas central heating are installed.

Guide Price £230,000 to £240,000





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 primary school (increasing intake Sep 2026), 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 the staircase rising to the first floor and doors providing access to the cloakroom, bedroom four/study and the dining kitchen. Located off the hallway is a useful storage cupboard which has space and plumbing for a washing machine and houses the central heating boiler. The hallway has a ceiling light point and a radiator.

Ground Floor Cloakroom

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

Study/Bedroom Four 7' 10" x 6' 5" (2.39m x 1.95m)

This ground floor room is ideal as a home office/study and has a window to the front elevation, a ceiling light point and a radiator. The room would serve equally well as a small single bedroom if required.

Dining Kitchen/Family Room 20' 3" x 13' 9" (6.17m x 4.19m) (excluding box bay window)

This fabulous room is the heart of the home and has a box shaped window to the rear elevation, and French doors providing access out to the garden, both of which have bespoke fitted blinds. The kitchen itself is fitted with an excellent range of contemporary base and wall units with roll top work surfaces and metro tiled splash backs. There is a one and a half bowl stainless steel sink, and integrated appliances include an eye level double oven and a six burner gas hob with extractor hood above. In addition there is space and plumbing for a dishwasher and further space for a vertical fridge/freezer. The kitchen area has recessed ceiling spotlights and these extend across the window. The room is of sufficient size to comfortably accommodate both lounge and dining room furniture and within the family room area there is a feature panelled wall and a ceiling light point. The room has two radiators and accessed from here and sited beneath the staircase is a useful storage cupboard.

First Floor Landing

The staircase rises from the entrance hallway to the first floor landing which provides access to bedroom one and the lounge and has a ceiling light point and a radiator. The airing cupboard is located on this landing. The staircase continues to the second floor.

Lounge 13' 8" x 10' 11" (4.16m x 3.32m)

This nicely proportioned reception room has two windows to the rear elevation overlooking the garden, a ceiling light point and two radiators.

Bedroom One 13' 6" x 10' 5" (4.11m x 3.17m) (at widest points)

An excellent sized double bedroom with two windows to the front elevation with bespoke fitted blinds. The bedroom has a series of fitted wardrobes, a ceiling light point and a radiator. A door leads into the en-suite shower room.

En-suite Shower Room

The en-suite is fitted with a walk-in shower cubicle with mains rainwater head shower, pedestal wash hand basin and WC. The room is complemented with part ceramic wall tiling and also has a ceiling light point, an extractor fan and a heated towel rail.

Second Floor Landing

The second floor landing has doors into bedrooms two, three and the family bathroom. The landing has a ceiling light point and provides access to the loft space.

Bedroom Two 13' 7" x 12' 8" (4.14m x 3.86m) (including door recess)

An excellent sized double bedroom with a dormer window and also a skylight window to the front elevation, the dormer window has a bespoke fitted blind. The bedroom has a ceiling light point and a radiator.

Bedroom Three 13' 7" x 10' 11" (4.14m x 3.32m)

A further good sized double bedroom having a large dormer window to the rear elevation with bespoke fitted blind. The bedroom has a ceiling light point and a radiator.

Family Bathroom 6' 6" x 5' 11" (1.98m x 1.80m)

Fitted with a white suite comprising bath, pedestal wash hand basin and WC. The bathroom is complemented with part ceramic wall tiling and recessed ceiling spotlights. There is also an extractor fan and a heated towel rail.

Outside

To the front of the property are two small hard landscaped areas and a footpath leading to the front door. A further footpath leads down the side of the property to the rear garden.

Rear Garden

The west facing rear garden is fully enclosed and comprises an artificial lawn with a small deck to the rear. There is also a sizeable Indian sandstone patio area adjacent to the French doors and this is ideal for outdoor seating and entertaining. Beneath the Coach House located to the rear of the property is the single garage.

Single Garage

The garage is located beneath the Coach House and has a parking space to the front.

Fernwood Estate Rent Charge

We have been informed by the vendor that there is an estate rent charge of approximately £300 per annum payable to First Port.

Council Tax

The property is in Band C.

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.

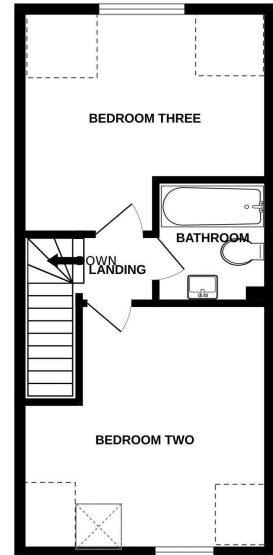
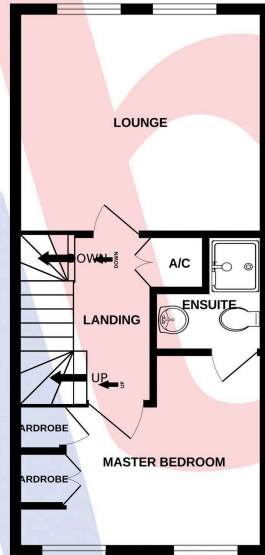
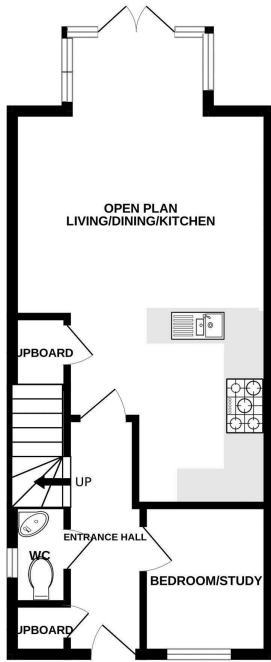
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

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. 00007525 22 October

2025





TOTAL FLOOR AREA : 1173 sq.ft. (109.0 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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