



PORTFOLIO
from



william h brown

Tutt Close, Fernwood, Newark, NG24 3UL

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IDEAL FAMILY HOME! A generously sized five bedroom detached family home with accommodation over three floors and benefiting from driveway for multiple cars, double garage and a rear enclosed garden. The property is located in the sought after village of Fernwood with excellent access to the A1.



Entrance Hall

A bright and welcoming entrance hall with stairs rising to the first floor, under stairs storage cupboard, radiator and Karndean flooring throughout.

WC/Cloakroom

Leading off the entrance hall with WC, wash hand basin, radiator and Karndean flooring.

Living Room

11' 7" x 22' 2" (3.53m x 6.76m)

A generous dual aspect living room with log burner and brick surround, carpeted flooring, radiator, double glazed window to the front and double glazed French doors leading out to the garden.

Study/Dining Room

9' 11" x 9' 7" (3.02m x 2.92m)

A separate study/dining room located off the entrance hall with carpeted flooring, radiator and double glazed window to the front.

Kitchen/Diner

13' 3" x 16' 8" (4.04m x 5.08m)

A fantastic open plan kitchen/diner with a range of modern low and eye level units, laminate work surfaces and matching upstands, gas hob, extractor hood, double



oven, built in dishwasher, built in fridge/freezer and double glazed window to the rear. The dining area benefits from double glazed French doors leading out to the garden, two Skylight windows, radiator and Karndean flooring.

Utility Room

5' 7" x 6' 4" (1.70m x 1.93m)

Leading off the kitchen/diner with a range of low and eye level units, laminate work surfaces, plumbing for a washing machine, boiler housing, Karndean flooring, radiator and part glazed door leading out to the driveway.

First Floor

Landing

First floor landing with carpeted flooring, airing cupboard, stairs rising to the second floor and access into three bedrooms and family bathroom.

Master Bedroom

22' 2" extending into dressing area x 11' 10" (6.76m extending into dressing area x 3.61m)

A sizeable master bedroom with carpeted flooring, radiator and double glazed window to the front. Large opening into the dressing area/room and en-suite bathroom.

Dressing Area/Room

An extensive range of built in wardrobes with double glazed window to the rear, carpeted flooring, radiator and door into the en-suite bathroom.

En-suite

A modern en-suite bathroom with part tiled walls, WC, wash hand basin, shower, heated towel rail and obscured double glazed window to the side.

Bedroom Three

9' 11" x 8' 5" (3.02m x 2.57m)

A spacious DOUBLE bedroom with carpeted flooring, radiator and double glazed window to the rear.

Bedroom Four

9' 11" x 10' 5" (3.02m x 3.17m)

A further DOUBLE bedroom with carpeted flooring, radiator and double glazed window to the front.

Family Bathroom

A modern three piece family bathroom with part tiled walls, WC, wash hand basin, bath with shower over, heated towel rail and obscured double glazed window to the rear.

Second Floor

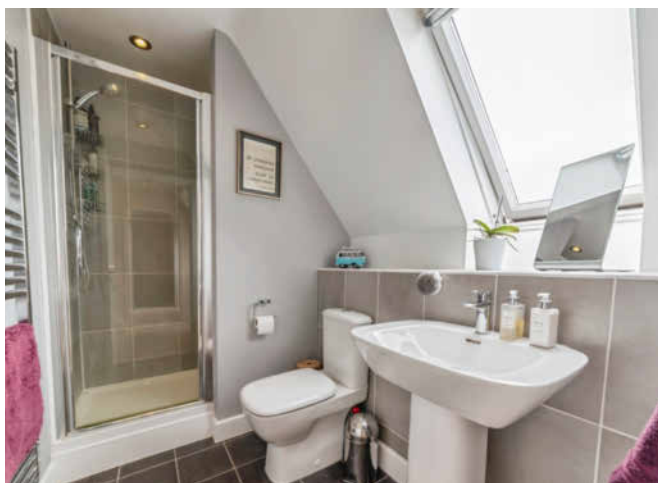
Landing

Second floor landing with carpeted flooring, skylight window and access into two bedrooms and shower room.

Bedroom Two

9' 7" x 11' 10" (2.92m x 3.61m)

A fantastic DOUBLE bedroom with carpeted flooring, built in wardrobe, radiator, double glazed window to the front and skylight window to the rear.





Bedroom Five

13' x 14' 4" (3.96m x 4.37m)

A good sized fifth bedroom with carpeted flooring, radiator and double glazed window to the front.

Shower Room

A modern three piece shower room with part tiled walls, WC, wash hand basin, shower, heated towel rail and skylight window.

Outside

Front Garden

The front of the property offers laid to lawn with plants/ shrubs and driveway to the side which is suitable for multiple cars. There is side gate access leading to the rear garden.

Rear Garden

The rear of the property is fully enclosed with mainly laid to lawn, paved patio, side gate access to the driveway and pedestrian door into the double garage.

Double Garage

Detached double garage which has been partially converted with laminate flooring, bar and loft space.





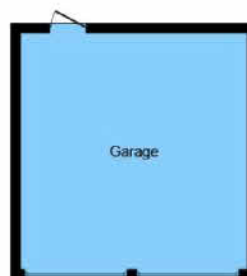
Ground Floor



First Floor



Second Floor



Garage

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Tutt Close, Fernwood, Newark, NG24 3UL

William H Brown are pleased to present this sizeable five bedroom detached family home ideally located in the sought after village of Fernwood with excellent access to the A1, Balderton and Newark town centre. The ground floor comprises of entrance hall, WC/cloakroom, dual aspect living room, study/dining room, kitchen/diner and utility room. The first floor comprises of landing, master bedroom with dressing room/area and en-suite bathroom, two further bedrooms and three piece family bathroom. The second floor comprises of landing, bedroom two, bedroom five and shower room. Externally the property benefits from a low maintenance frontage with driveway to the side suitable for multiple cars and detached double garage. The rear of the property is fully enclosed with mainly laid to lawn, paved patio, side gate access to the driveway and pedestrian door into the double garage.

Tutt Close benefits from being within easy access to a range of amenities available in Fernwood including the village hall, a convenience store, Fernwood Day Nursery and Chuter Ede Primary school making it an ideal location for families. The market town of Newark is just 5 miles away and offers a range of shops, eateries and services as well as great commuting links to Nottingham, Lincoln and London Kings Cross which can be reached in just 75 minutes.

£425,000

- FIVE BEDROOM DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- MASTER BEDROOM WITH EN-SUITE & DRESSING AREA
- REAR ENCLOSED GARDEN, DRIVEWAY & DOUBLE GARAGE

EPC Rating: C

Council Tax Band: E

Tenure: Freehold

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To find out more information or to arrange a viewing call

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