



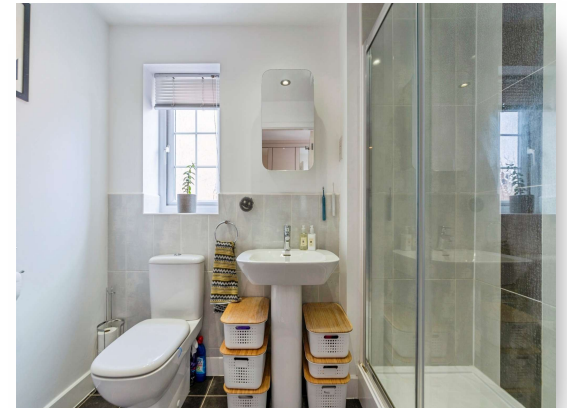
**Tutt Close, Fernwood Newark NG24 3UL**



**welcome to**

**Tutt Close, Fernwood Newark**

IDEAL FAMILY HOME! A generously sized detached family home with accommodation over three floors and benefiting from a driveway for multiple cars, double garage and 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, understairs 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.



**view this property online** [williamhbrown.co.uk/Property/NWK106087](http://williamhbrown.co.uk/Property/NWK106087)

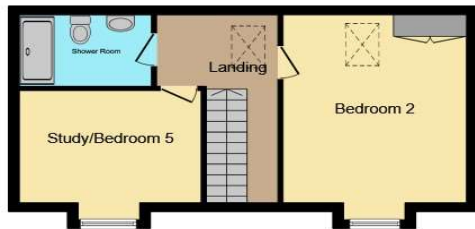




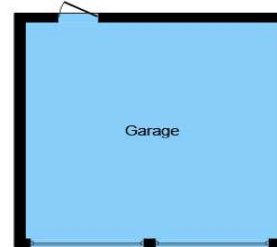
**Ground Floor**



**First Floor**



**Second Floor**



**Garage**

  
william h brown

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](http://www.focalagent.com)

**welcome to**

## **Tutt Close, Fernwood Newark**

- DETACHED FAMILY HOME
- FIVE BEDROOMS
- TWO RECEPTION ROOMS
- MASTER BEDROOM WITH EN-SUITE & DRESSING AREA
- KITCHEN/DINER & UTILITY ROOM

Tenure: Freehold EPC Rating: C  
Council Tax Band: E

**£425,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/NWK106087](https://www.williamhbrown.co.uk/Property/NWK106087)



Property Ref:  
NWK106087 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 **william h brown**



**01636 640473**



[newark@williamhbrown.co.uk](mailto:newark@williamhbrown.co.uk)



47-48 Market Place, NEWARK,  
Nottinghamshire, NG24 1EG



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**