



WoodEnd Cottage, Fosse Road, Farndon, Newark

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OLIVER REILLY 



WoodEnd Cottage, Fosse Road, Farndon

Guide Price £390,000 - £425,000 NO CHAIN

- Detached Chalet-Style Home
- Idyllic Non-Estate Position
- Two Four-Piece Bathrooms
- SUPERBLY Maintained Inside & Out
- NO ONWARD CHAIN
- Three DOUBLE Bedrooms
- Two/ Three Sizeable Reception Rooms
- Highly Adaptable Accommodation
- Detached Garage & In/Out Driveway
- Viewing ESSENTIAL. Tenure: Freehold EPC 'D'

Guide Price: £390,000 - £410,000. WELCOME TO WONDERFUL WOOD END COTTAGE. Enjoying a unique, unspoiled non-estate location, via a private tree-lined driveway. Promoting a high degree of privacy and tranquility, along with a superbly versatile and well-proportioned internal layout. We are delighted to represent this marvellous residence, situated on the outskirts of the highly desirable and well served village of Farndon, providing ease of access onto the A46, A1 and into Newark Town Centre. This eye-catching home was constructed in 1988 and provides a warm and welcoming vibe from the initial outset, having been significantly improved by the current vendor. The property has a copiously adaptable layout comprising: Entrance Hall, large utility room, STUNNING MODERN DINING KITCHEN providing a host of integrated appliances, a generous family room, large living room with functional open fire, inner hallway, GROUND FLOOR DOUBLE BEDROOM and a stylish FOUR-PIECE GROUND FLOOR BATHROOM. The first-floor landing gives access into TWO FURTHER DOUBLE BEDROOMS, with a modern four-piece bathroom located via the master bedroom. The property has the benefit of suiting any growing family, for multigenerational purposes or for aspiring downsizers. Externally the property provides an eternally private wrap-around garden, in and out driveway with access into an integral oversized garage, with power and lighting. Further benefits of this fabulous home include uPVC double glazing throughout and gas central heating. Internal viewings are STRONGLY ENCOURAGED, in order to fully appreciate the alluringly private position, along with the pristine presentation and flexible internal layout. We promise you won't be disappointed.



Entrance Hall: 6'10 x 4'8 (2.08m x 1.42m)

With tiled flooring, providing a useful walk-in storage cupboard, providing sufficient storage. With access to the electrical RCD consumer unit and electric meter. Integral access into the oversized garage and utility room.

Utility Room: 11'10 x 10'6 (3.61m x 3.20m)

Of generous proportion, with tiled flooring and a range of wall/ base units with work surfaces over, with inset stainless steel sink. Under counter dishwasher, with provision for an under counter washing machine and low level freezer. Access to the concealed all mounted modern boiler. Max measurements provided.

Open Plan Dining Kitchen: 16'6 x 11'8 (5.03m x 3.56m)

A superbly stylish and well-proportioned space with tiled flooring. Providing a wide range of complimentary wall and base units with work surfaces over, kickboard LED lighting, integrated electric oven, four ring induction hob with extractor fan above, integrated dishwasher and under counter fridge. Sufficient space for a dining room table, with inset ceiling spotlights. Max measurements provided. Length reduces to 13'1 ft (3.99m).

Family Room: 18'11 x 15'10 (5.77m x 4.83m)

A very generous reception room, which could be utilised for a variety of purposes, with carpeted flooring and stairs rising to the first floor, access into the inner hall, and living room. Max measurements provided.

Living Room: 16'1 x 13'10 (4.90m x 4.22m)

A lovely, large reception room with carpeted flooring. Providing an exposed feature fire place with functional open fire. uPVC double glazed French doors open out onto the side garden and the raised decked outdoor seating area. Max measurements provided.

Inner Hall: 11'0 x 8'8 (3.35m x 2.64m)

Providing access into the third reception room/ bedroom and modern ground floor bathroom.

Ground Floor Bedroom (Three): 11'10 x 11'7 (3.61m x 3.53m)

A generous DOUBLE bedroom with carpeted flooring, which could also be utilised for a variety of purposes. DOBLE measurements provided.

Ground Floor Bathroom: 11'10 x 7'6 (3.61m x 2.29m)

A stylish, modern and generous bathroom. Providing a complimentary four-piece suite comprising: curved panelled bath with chrome mixer tap and part walled tiled splashbacks, large corner shower cubicle with electric shower facility and tiled splashbacks, low level W.C and pedestal wash hand basin with chrome mixer tap. Providing an extractor fan and inset ceiling spotlights.

First Floor Landing: 7'4 x 5'6 (2.24m x 1.68m)

With carpeted flooring, small seating area and Velux roof light to the rear aspect. Giving access into both first floor bedrooms.





Master Bedroom: 15'8 x 11'10 (4.78m x 3.61m)
A generous DOUBLE bedroom with two Velux lights to the rear aspect and access into the four-piece first floor bathroom.

First Floor Bathroom: 12'4 x 9'2 (3.76m x 2.79m)
With patterned flooring. Of a very generous size, with a complimentary four-piece suite comprising: low level W.C, pedestal wash hand basin with chrome mixer tap, corner fitted panelled bath with chrome mixer tap, oval fitted shower cubicle with electric shower facility. Majority walled tiled splash backs. Large airing cupboard and inset ceiling spotlights. Velux roof light to the front aspect.

Bedroom Two: 15'8 x 14'10 (4.78m x 4.52m)
A further generous DOUBLE bedroom with a Velux light to the front aspect. Max measurements provided. Width reduces to 11'10 ft (3.61m).

Integral Garage: 18'1 x 15'7 (5.51m x 4.75m)
Providing a manual up/ over garage door. Providing power and lighting. Max measurements provided. Width reduces to 10'10 ft. (3.30m).

Externally:
The property is situated off Fosse Road, down a shared private road, between three properties in total. Towards the bottom of the private road, is a left-hand turn, which will lead to 'WoodEnd Cottage'. The front aspect has an unspoiled tree-lined outlook, across from open fields. The garden is predominantly laid to lawn, with a generous in/out tarmac driveway, providing sufficient off-street parking for multiple vehicles, with access into the integral garage. There is provision for a large garden shed to the right-side aspect. There is a low maintenance side garden, with raised decked outdoor seating area and an equally low- maintenance rear garden, retaining a high degree of privacy, with a concrete pathway, gravelled garden and raised plant beds, along with fully fenced rear boundaries. Please note, there is a shared driveway in front of the property for one neighbouring home.

Services:
Mains water, drainage and electricity are all connected. The property also provides gas fired central heating, CCTV and uPVC double glazing throughout.
PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

Tenure: Freehold. Sold with vacant possession.

Approximate Size: 1,892 Square Ft.
Measurements are approximate and for guidance only. This includes the integral garage.

Local Authority:
Newark & Sherwood District Council.

Council Tax: Band 'E'

EPC: Energy Performance Rating: 'D'



Local Information & Amenities: Farndon

Farndon is an extremely popular and well served village, located approximately 3 miles from Newark Town Centre, which hosts a wide array of excellent amenities, including an excellent train service via Newark North Gate Station, which provides a direct link through to LONDON KINGS CROSS STATION in approximately 75 minutes. The village offers ease of access onto the A46 (Nottingham & Lincoln) and A1 (North/South). The village provides a convenience store, post office, hairdressers, a thriving village hall, popular primary school and three public houses. The Rose & Crown, The Farndon Ferry and Riverside, which is appropriately positioned close to a pleasant walkway along the river banks.

Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:

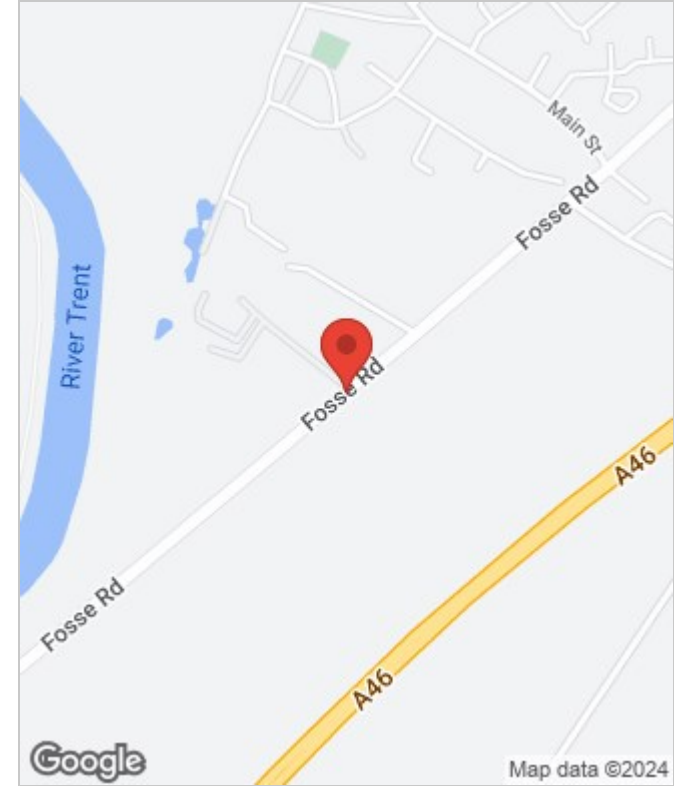
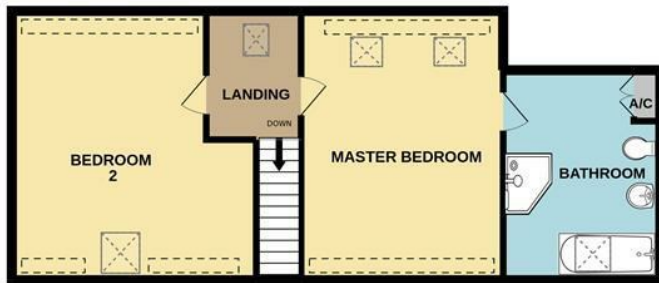
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC