



Wisdom Close, Fernwood, Newark

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 OLIVER REILLY



Wisdom Close, Fernwood, Newark

- CONTEMPORARY END TERRACE HOME
- DELIGHTFUL & QUIET CUL-DE-SAC
- MODERN KITCHEN & INTEGRATED APPLIANCES
- SOUTH-FACING LANDSCAPED GARDEN
- EASE OF ACCESS TO A1, A46 & TOWN CENTRE
- THREE BEDROOMS
- GF W.C & FIRST FLOOR BATHROOM
- GENEROUS LIVING SPACE
- TWO PARKING SPACES
- EXCELLENT CONDITION! Tenure: Freehold EPC: 'C' (78)

Guide Price: £200,000-£210,000. A HOME TO APPRECIATE...!
 Welcome to Wisdom Close...A smashing end terrace home. Presented to an EXCEPTIONALLY HIGH STANDARD. This delightfully welcoming residence is the epitome of contemporary living. The property enjoys a superb position, within a quiet residential cul-de-sac. Close to a vast degree of amenities, local schools and transport links. Including ease of access onto the A1, A46 and to Newark Town Centre. The beautiful modern condition is enhanced by a spacious free-flowing layout. Comprising: Inviting Entrance hall, a ground floor, W.C, stylish kitchen, all with integrated appliances, a WONDERFUL OPEN-PLAN LOUNGE DINER. Enjoying a rear bay window with French doors opening out to an attractive SOUTH-FACING landscaped garden. The first floor landing leads into THREE WELL-PROPORTIONED BEDROOMS and an impeccable family bathroom. Externally, you'll be IN-AWE...! Of the expertly landscaped rear garden, with an extensive decked seating/entertainment area. There are TWO TANDEM ALLOCATED PARKING SPACES to the left front/side aspect, with on-road visitor parking available. Further benefits of this gorgeous modern home include uPVC double glazing throughout and gas central heating, via an 'IDEAL' combination boiler. MAKE YOUR MOVE.. This bright, airy and simply LOVELY home beams with quality from the moment you step inside!

Guide Price £200,000 - £210,000



ENTRANCE HALL: 10'6 x 3'4 (3.20m x 1.02m)

Accessed via an obscure painted external entrance door. Providing LVT wood-effect flooring, a ceiling light fitting, smoke alarm, central heating thermostat, single panel radiator and carpeted stairs with an open-spindle balustrade, rising to the first floor. Access into the kitchen, lounge/diner and ground floor W.C.

GROUND FLOOR W.C: 5'7 x 2'10 (1.70m x 0.86m)

With complementary LVT wood-effect flooring, a ground floor W.C and a pedestal wash hand basin with chrome mixer tap and partial wall tiled splash backs. Single panel radiator, ceiling light fitting and access to the electrical RCD consumer unit. Obscure uPVC double glazed window to the side elevation.

KITCHEN: 9'7 x 6'9 (2.92m x 2.06m)

Of stylish modern design. Providing wood-effect LVT flooring. The contemporary shaker-style kitchen hosts a range of fitted wall and base units with laminate wood-effect roll-top work surfaces over, up-stands and a plinth heater. Inset stainless steel sink with mixer tap and drainer. Integrated 'ZANUSSI' electric oven with four ring gas hob over, with stainless steel splash back and stainless steel extractor hood above. Integrated fridge freezer, washing machine and slim-line dishwasher. Access to the 'IDEAL' gas combination boiler. Recessed ceiling spotlights and a uPVC double glazed window to the front elevation.

OPEN-PLAN LOUNGE/DINER: 19'4 x 13'9 (5.89m x 4.19m)

A GENEROUS OPEN-PLAN SPACE Providing complementary wood-effect LVT flooring. Sufficient living and dining space, via a walk-in rear bay. There are two double panel radiators, two ceiling light fittings, TV/telephone connectivity points, an under-stairs storage cupboard and uPVC double glazed windows to the rear elevation, via a bay, with uPVC double glazed French doors, opening out into the landscaped garden. Max measurements provided.

FIRST FLOOR LANDING: 6'7 x 3'5 (2.01m x 1.04m)

With carpeted flooring, an open-spindle balustrade, single panel radiator, a ceiling light fitting, loft hatch access point, uPVC double glazed window to the side elevation. Access into the family bathroom and all three bedrooms.

MASTER BEDROOM: 13'9 x 9'4 (4.19m x 2.84m)

A lovely double bedroom. Located at the front of the property. Providing carpeted flooring, a ceiling light fitting, single panel radiator, over-stairs storage cupboard and two uPVC double glazed windows to the front elevation.

BEDROOM TWO: 9'6 x 7'8 (2.90m x 2.34m)

A well-appointed bedroom. Providing carpeted flooring, a ceiling light fitting, single panel radiator and a uPVC double glazed window to the rear elevation. Overlooking the lovely garden.

BEDROOM THREE: 9'3 x 5'9 (2.82m x 1.75m)

A further sizeable bedroom. Providing carpeted flooring, a single panel radiator and a ceiling light fitting. uPVC double glazed window to the rear elevation.





Local Information & Amenities: Fernwood

Fernwood is situated on the outskirts of Balderton. This modern-day village provides a variety of properties for first time buyers, families and Investors. There is a regular bus service into Newark and there are a host of useful local amenities within the village, such as a local shop, village hall, sports field, hairdressers, a BRAND NEW secondary school, take away, wine bar and a public house set within walking distance of the development. The area has excellent road links onto the A1 and good access to a range of secondary schools towards Lincoln and Grantham. The historic market town of Newark-On-Trent is situated approximately 3.5 miles away from Fernwood Village, steeped with a lasting heritage and a wide selection of Independent retailers/high street shops, public houses, restaurants and eye-catching sites to see. There is also a generous selection of amenities in Balderton, including Sainsbury's, Tesco Express, Lidl, Londis, a local post office, pharmacy, public houses and popular primary and secondary schools.

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.

FAMILY BATHROOM:

7'4 x 5'6 (2.24m x 1.68m)

Of stylish modern design. Providing tile-effect vinyl flooring. A panelled bath with chrome mixer tap, mains shower facility with rainfall-effect shower head, floor to ceiling white tiled splash backs and a clear-glass shower screen. Low-level W.C, pedestal wash hand basin with chrome mixer tap. Medium height wall tiled splash backs, recessed ceiling spotlights and an extractor fan.

ALLOCATED PARKING SPACES:

The property provides TWO tandem allocated parking spaces, via a shared tarmac driveway. Located to the left of the property. Identified by a painted house number. Visitor parking is also available within close proximity to the property.

EXTERNALLY:

The front aspect is greeted by paved steps rising to the front entrance door, with external wall light. The front garden is manageable yet beautifully established, with an array of shrubs and borders. A paved pathway to the left side elevation gives access via a secure timber side gate, into the BEAUTIFULLY LANDSCAPED and FULLY ENCLOSED SOUTH-FACING rear garden. Partially laid to lawn, with an extensive decked seating/entertainment area, gravelled and paved hardstanding, providing provision for a lovely barbeque area. There is a double and single external power point and two external wall lights. There are fully fenced side and rear boundaries.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via an 'IDEAL' combination boiler 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.

Approximate Size: 746 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Freehold. Sold with vacant possession.

Fernwood Management/Service Charges:

Properties in this location may be subject to management charges for maintenance of the immediate development and services. There may be charges for the sale and purchase of a property in this location. The vendor has confirmed they pay £25.09 per month to the 'First Port' Management Company. The total cost amounts to approximately £302. Please speak to the agent for further details.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'A'

EPC: Energy Performance Rating: 'C' (78)

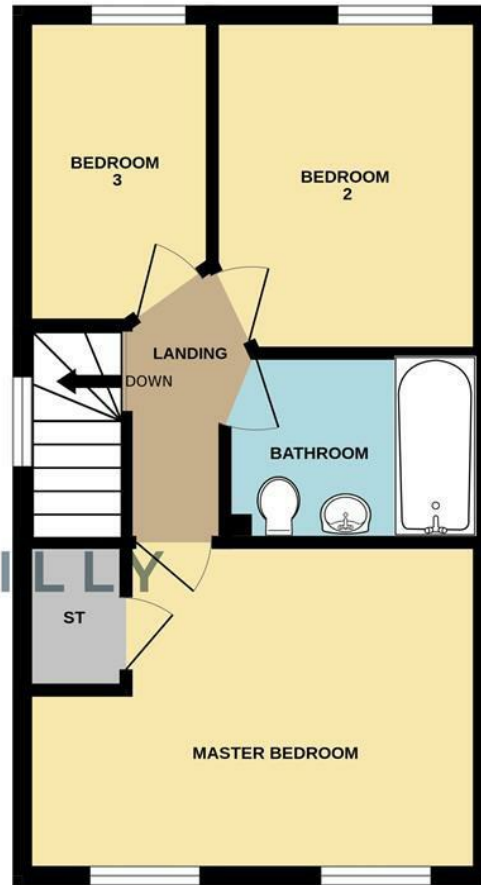




GROUND FLOOR



1ST FLOOR



OLIVER REILLY



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	78	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	