



OLIVER REILLY
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FOR SALE
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OLIVER REILLY

Avro Road, Fernwood, Newark

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Guide Price £325,000 - £350,000

- STUNNING DETACHED FAMILY HOME
- DESIRABLE LOCATION. CLOSE TO AMENITIES
- GF W.C & UTILITY ROOM
- WONDERFUL OPEN-PLAN FAMILY DINING KITCHEN
- LOVELY LOW-MAINTENANCE GARDEN
- FOUR DOUBLE BEDROOMS
- SPACIOUS BAY-FRONTED LIVING ROOM
- FIRST FLOOR BATHROOM & EN-SUITE
- INTEGRAL GARAGE & MULTI-CAR DRIVEWAY
- EASE OF ACCESS ONTO A1/A46. Tenure: Freehold. EPC 'B' (84)

Guide Price: £325,000 - £350,000. AS GOOD AS NEW...!

Feast your eyes on this GORGEOUS and contemporary detached family residence. Standing proud with a high-degree of kerb appeal within the popular modern-day village of Fernwood. Closely situated to a vast array of excellent local amenities, school catchments and transport links. Including ease of access onto the A1 and A46.

Prepare to FALL IN LOVE with the beautiful interior and free-flowing accommodation, boasting SHOW HOME STANDARD QUALITY throughout. The striking, spacious and impeccable internal layout comprises: Inviting entrance hall, ground floor W.C, a generous BAY-FRONTED living room, SUBSTANTIAL OPEN-PLAN LIVING/ DINING KITCHEN. Enjoying a range of integrated appliances, French doors into the private garden and internal access into the separate utility room.

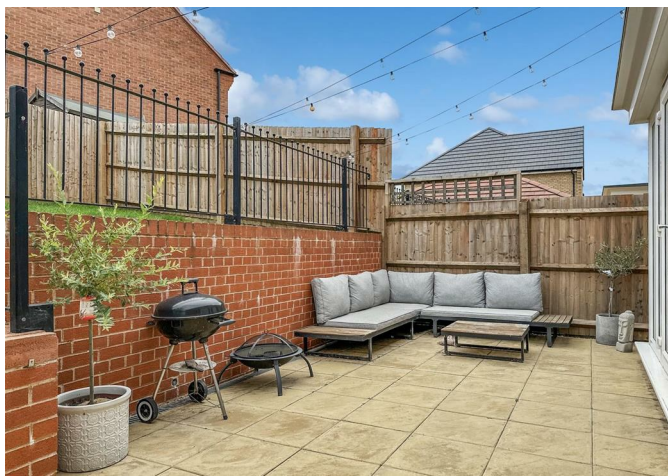
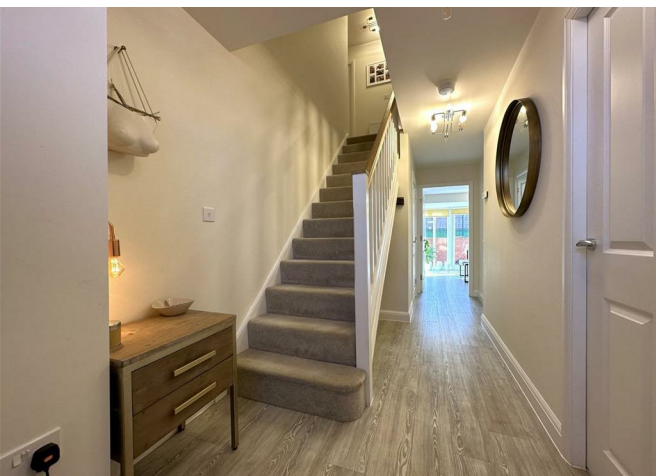
The first floor provides a lovely FOUR-PIECE family bathroom and FOUR DOUBLE BEDROOMS. The copious master bedroom boasts EXTENSIVE FITTED WARDROBES and a stylish en-suite shower room.

Externally, the property is greeted via a MULTI-CAR DRIVEWAY. Ensuring side-by-side parking and access into the integral single garage, with power, lighting and scope to be utilised into additional living space. Subject to relevant approvals.

The delightful low-maintenance rear garden is a joy to behold. Enhanced by a substantial paved patio, with steps leading up to a raised formal garden.

Further benefits of this spectacular residence include uPVC double glazing throughout, gas fired central heating, a high energy efficiency rating (EPC: B), NO LOCAL SERVICE CHARGES, a remaining NHBC warranty and provision for an EV charger.

DRESSED TO IMPRESS... Internal viewings are ESSENTIAL in order to gain a full sense of appreciation for the attractive location and renowned quality inside this marvellous MODERN DAY BEAUTY!



ENTRANCE HALL

18'2 x 6'2 (5.54m x 1.88m)

Accessed via a secure composite front entrance door. The highly inviting reception space provides complementary wood-effect LVT flooring, carpeted stairs with open-spindle balustrade and oak handrail rising to the first floor. Two ceiling light fittings, smoke alarm, double panel radiator, electronic central heating thermostat and a fitted storage cupboard with shelving. Access into the open-plan living/dining kitchen, generous living room and ground floor W.C.

GROUND FLOOR W.C:

5'10 x 3'1 (1.78m x 0.94m)

Of eye-catching modern design, providing continuation of the wood-effect LVT flooring, a low-level W.C with push button flush and a pedestal wash hand basin with chrome mixer tap, medium height ceramic patterned wall tiling, a double panel radiator, ceiling light fitting and extractor fan.

BAY-FRONTED LIVING ROOM:

17'3 x 10'6 (5.26m x 3.20m)

A generous reception room, providing carpeted flooring two ceiling light fittings, two double panel radiators, TV/telephone/Internet connectivity points and a feature walk-in bay with uPVC double glazed windows to the front elevation. Max measurements provided.

OPEN-PLAN LIVING/DINING KITCHEN:

19'7 x 13'9 (5.97m x 4.19m)

The PERFECT family-sized space! The expansive multi-functioning layout provides complementary wood-effect LVT flooring. The stylish and high-quality kitchen provides a vast range of fitted wall and base units with marble-effect roll-top work surfaces over and up-stands. Under counter wall lighting. Inset stainless steel sink with chrome mixer tap and drainer. Integrated medium height electric oven, separate five ring gas hob with glass splash back and stainless steel extractor hood above. Integrated fridge freezer and dishwasher. Provision for a water filter system. Three ceiling light fittings, two double panel radiators. Sufficient space for a large dining table and chairs. uPVC double glazed window to the rear elevation and a lovely walk in rear bay provides uPVC double glazed windows to the side and rear elevation. uPVC double glazed French doors open onto the generous paved outdoor entertainment space. Internal access into the separate utility room. Max measurements provided.

UTILITY ROOM:

7'4 x 6'2 (2.24m x 1.88m)

With continuation of the wood-effect LVT flooring. Hosting a further range of fitted wall and base unit with marble-effect roll-top work surfaces over and up-stands. Under counter plumbing/provision for a washing machine and tumble dryer. Access to the concealed gas boiler. Ceiling light fitting, double panel radiator and extractor fan. An obscure glazed composite external door gives access into the garden,

FIRST FLOOR LANDING:

9'9 x 6'10 (2.97m x 2.08m)

Providing carpeted flooring, an open spindle balustrade with oak handrail, a double panel radiator, ceiling light fitting, smoke alarm, loft hatch access point and a fitted airing cupboard housing the hot water cylinder. Access into the family bathroom and all FOUR DOUBLE BEDROOMS. Max measurements provided.

MATER BEDROOM:

14'1 x 12'1 (4.29m x 3.68m)

A copious DOUBLE principle bedroom, providing carpeted flooring, a ceiling light fitting, complementary feature wall panelling, a double panel radiator, TV connectivity point and extensive fitted wardrobes with inset glass mirrored doors with handles. Two paned uPVC double glazed windows to the front elevation. Access into the en-suite shower room. Max measurements provided.



EN-SUITE SHOWER ROOM:
Of stylish contemporary design, providing patterned vinyl flooring, medium height ceramic wall tiling , a low-level W.C with push-button flush, pedestal wash hand basin with chrome mixer tap and a large fitted shower cubicle with the sliding door, floor to ceiling wall tiling and mains shower facility. White heated towel rail, shaver point, ceiling light fitting and extractor fan. Max measurements provided.

BEDROOM TWO:
A sizeable DOUBLE bedroom, located at the rear of the house, providing carpeted flooring, a central ceiling light fitting, double panel radiator and a paned uPVC double glazed window to the rear elevation, overlooking the garden. Max measurements provided.

BEDROOM THREE:
A further DOUBLE bedroom located at the rear of the house, providing carpeted flooring, a ceiling light fitting, double panel radiator and a paned uPVC double glazed window to the rear elevation, looking out onto the garden. Max measurements provided.

BEDROOM FOUR:
A lovely DOUBLE bedroom located at the front of the house, providing carpeted flooring, a ceiling light fitting, double panel radiator and a wall mounted electronic central heating thermostat. Paned uPVC double glazed window to the front elevation.

FAMILY BATHROOM:
Of eye-catching modern design, providing patterned vinyl flooring, a double fitted shower cubicle with mains shower facility and floor to ceiling wall tiling. A panelled bath with chrome mixer tap and medium height wall tiling. A low-level W.C with push-button flush and a pedestal wash hand basin with chrome mixer tap and medium height grey ceramic wall tiling behind. Ceiling light fitting, large, heated towel rail, extractor fan and an obscure uPVC window to the rear elevation. Max measurements provided.

INTEGRAL GARAGE:
Accessed via a manual up/ over garage door. Providing power and lighting. Hosting great scope to be utilised into additional living accommodation. If required, subject to relevant approvals.

EXTERNALLY:
The front aspect is greeted with dropped kerb vehicular access onto a multi -car tarmac driveway. Ensuring side-by-side off-street parking with access into the integral single garage, with provision for an EV charging point. The front garden is laid to lawn with established bushes and shrubs. There is access to the front entrance door with wall mounted external light. The left side aspect provides a paved pathway and wooden gate opening through to the delightful, low maintenance rear garden, hosting an extensive paved seating/entertainment space, with steps and wrought iron railings, leading up to a tiered formal garden, which is laid to lawn. There is an outside tap, fully fenced side and rear boundaries.

Services:
Mains water, drainage, and electricity are all connected. The property also provides gas central heating, remaining NHBC warranty 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: 1,425 Square Ft.
Measurements are approximate and for guidance only. This includes the integral garage.

Tenure: Freehold. Sold with vacant possession.

7'2 x 6'3 (2.18m x 1.91m)

13'3 x 10'10 (4.04m x 3.30m)

11'0 x 11'0 (3.35m x 3.35m)

13'7 x 8'8 (4.14m x 2.64m)

9'5 x 6'4 (2.87m x 1.93m)

17'3 x 9'0 (5.26m x 2.74m)

Local Authority:
Newark & Sherwood District Council.

Council Tax: Band 'D'

EPC: Energy Performance Rating: 'B' (84)
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

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 Sainsburys, Tesco Express, Lidl, Londis, a local post office, pharmacy, public houses and popular primary and secondary schools.

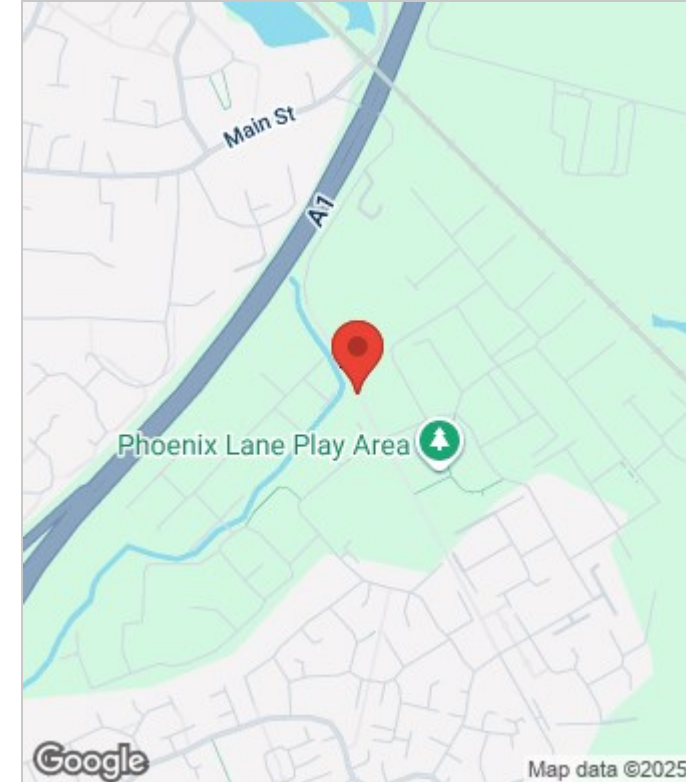
Viewing Arrangements:
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

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.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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 	