



1 Blankney Road, Fernwood, Newark, NG24
5BT

Offers Over £240,000
Tel: 01636 611 811

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

Well located on the modern Fernwood development, this nearly new semi-detached home, built in 2024, offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, including a master suite with a family bathroom, this property is ideal for families or those seeking extra space.

Upon entering, there is a hallway and convenient WC, and a spacious lounge that flows seamlessly into an open-plan dining kitchen with stylish fitted units and integral appliances. This inviting area is perfect for entertaining, featuring patio doors that lead directly to the rear garden, allowing for a delightful indoor-outdoor living experience. The family bathroom is thoughtfully designed, ensuring convenience for all residents.

The exterior of the property boasts a double driveway, providing ample parking for two vehicles, along with easy access and an electric vehicle charging point, catering to the needs of modern living.

Fernwood is a new village located just 3 miles from Newark. Village amenities include the Chuter Ede Primary School (Fernwood Annexe) which has an outstanding OFSTED. Additionally, there are secondary schools nearby including the Suthers School and Newark Academy both having good OFSTED reports. Local shops in Fernwood include a Onestop convenience store, with additional amenities including an Indian takeaway, the Brews Brothers pub and kitchen, The Tawny Owl pub/restaurant, Fernwood village hall and the Fernwood day nursery providing local childcare. There are playing fields which include tennis courts. Nearby Balderton has additional amenities including Sainsbury's and Lidl supermarkets, a Tesco Express store, pharmacy, library and medical centre. There are nearby access points to the A1 and A46 dual carriageways. The southern link road, under construction, will shortly connect the A1 via Balderton and Fernwood to the A46 and is currently scheduled for completion during 2025. Train services are available from Newark Northgate railway station connecting to London kings cross with journey times in just over 75 minutes.

This modern semi-detached house was built in 2024 and constructed with brick elevations under a tiled roof covering. The windows are uPVC double glazed and the central heating is gas fired with a combination boiler. The living accommodation is arranged over two levels and can be described in further detail as follows:

GROUND FLOOR

ENTRANCE HALL

Composite double glazed front entrance door, radiator.

W.C.

With a white suite comprising low suite WC and pedestal wash hand basin. Radiator, extractor fan.

LOUNGE

16'2 x 11'8 (4.93m x 3.56m)
(narrowing to 7'8)



UPVC double glazed window to front and side elevations, staircase to first floor. Double panelled radiator, fitted blinds.



OPEN PLAN DINING KITCHEN

15' x 10'5 (4.57m x 3.18m)



Fitted kitchen units comprising base cupboards and drawers, working surfaces over with inset stainless steel sink and drainer. Eye level wall mounted cupboards and cupboard housing Ideal Logic gas combination central heating boiler. Integrated appliances include washer dryer, fridge freezer, dishwasher, electric oven and gas hob. Built in storage cupboard below stairs. Double panelled radiator. Space for dining table. Fitted blinds.



FIRST FLOOR

LANDING

Built in storage cupboard over stairs. Loft access hatch. Radiator.

BEDROOM ONE

11'10 x 8'5 (3.61m x 2.57m)
(measurement excludes wardrobe recess)



UPVC double glazed window to front elevation, radiator, fitted blinds.

EN-SUITE SHOWER ROOM

4'5 x 4'3 (1.35m x 1.30m)

Fitted with a white suite comprising low suite WC, pedestal wash hand basin, tiled shower cubicle with glass screen door and wall mounted shower. Vinyl flooring, extractor fan, uPVC double glazed window to side elevation, radiator.

BEDROOM TWO

10'2 x 8'5 (3.10m x 2.57m)

UPVC double glazed window to rear elevation, radiator, fitted blinds.

BEDROOM THREE

8'9 x 6'3 (2.67m x 1.91m)

UPVC double glazed window to front elevation, radiator, fitted blinds.

FAMILY BATHROOM

6'3 x 5'6 (1.91m x 1.68m)



Fitted with a white suite comprising pedestal basin, low suite WC, panelled bath with mixer tap and shower over. Extractor fan, double panelled radiator, uPVC double glazed window to rear elevation.

OUTSIDE



To the frontage there is easy access to a double width level driveway with tarmac surface and parking for two vehicles and an EV electric car charging point. Paved pathway leading to the front door and also along the side of the house to a wooden gate giving access to the rear garden. The rear garden is enclosed with close boarded wooden fence and laid to lawn. Paved pathway leads along the rear of the house.

TENURE

The property is freehold.

SERVICES

Mains water, electricity, gas and drainage are all connected to the property. The central heating is gas fired with a gas combination boiler located in the kitchen.

VIEWING

Strictly by appointment with the selling agents.

POSSESSION

Vacant possession will be given on completion.

MORTGAGE

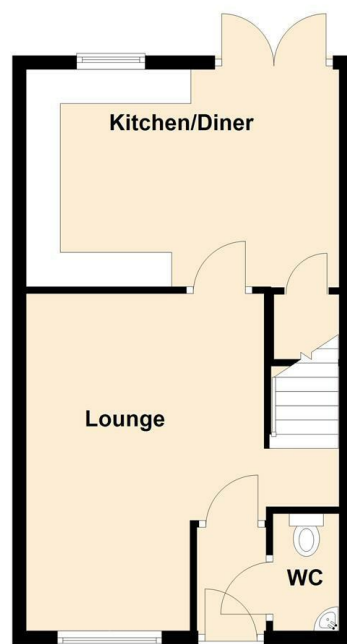
Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

COUNCIL TAX

The property comes under Newark and Sherwood District
Council Tax Band B.

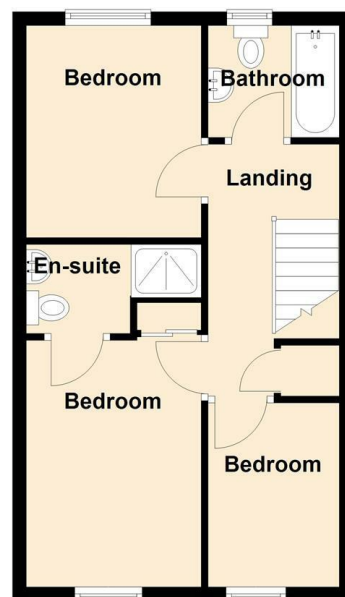
Ground Floor

Approx. 37.5 sq. metres (403.3 sq. feet)



First Floor

Approx. 37.5 sq. metres (403.3 sq. feet)



Total area: approx. 74.9 sq. metres (806.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01636 611 811



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