



**2 Gilbert Way, Fernwood,  
Newark, NG24 3FX**



Book a Viewing!

### **Guide Price £450,000 - £475,000**

Guide Price £450,000–£475,000. Beautifully presented Detached Three Storey Family Home offering spacious and versatile accommodation throughout. The welcoming Entrance Hall features a convenient WC, while double doors open into a useful Study. The stylish Living Room enjoys a modern electric fireplace and Bifold doors leading into the Conservatory overlooking the rear garden. At the heart of the home is a generous modern Kitchen Diner with a partially vaulted ceiling, French doors onto the garden, and access to the Utility Room. The First Floor hosts a Family Bathroom and Three Double Bedrooms, including an impressive Principal Suite with fitted Dressing Room and En-suite Shower Room. The Second Floor offers Two further Double Bedrooms, ideal for growing families. Outside, the low maintenance gardens, double garage, and parking for several vehicles complete this superb home ready to move straight into.





**SERVICES**

All mains services available. Gas central heating.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – E (Newark and Sherwood DC).

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.

**LOCATION**

Fernwood has a host of useful local amenities within the village, such as a local shop, village hall, sports field, a primary school, take away, 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 which provides a wider 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.





## ACCOMMODATION

### ENTRANCE HALL

14' 7" x 6' 2" (4.46m x 1.88m) With stairs to the first floor, laminate flooring, radiator, inset spotlights, double doors to study, under stairs storage cupboard and doors to the WC, kitchen diner and to the living room.

### STUDY

9' 11" x 9' 5" (3.03m x 2.89m) With uPVC window to the front elevation and radiator.

### LIVING ROOM

21' 5" x 11' 7" (6.54m x 3.55m) With uPVC double glazed window to the front elevation, uPVC double glazed bi-folding doors to the conservatory at the rear, radiators and feature electric fireplace.



### CONSERVATORY

13' 9" x 10' 7" (4.20m x 3.24m) Brick and uPVC double glazed construction with tiled floor, French doors onto the garden and a polycarbonate roof.

### WC

5' 3" x 3' 4" (1.61m x 1.03m) With low level WC and pedestal wash hand basin, tiled splash backs, radiator, inset spotlights and extractor.

### KITCHEN/DINER

16' 7" x 16' 4" (5.08m x 4.98m) Fitted with modern wall and base units with a work surface incorporating a 1½ bowl sink unit with a stainless steel mixer. Fitted oven, five ring gas hob and stainless steel extractor hood. Integrated dishwasher and space for fridge freezer. uPVC double glazed windows to the rear and side, uPVC double glazed French doors onto the rear garden, inset spotlights, partial vaulted ceiling with double glazed Velux windows. Tiled floor and doorway to utility room.



### UTILITY ROOM

6' 3" x 5' 2" (1.93m x 1.6m) Wall and base units with a work surface incorporating a sink with a stainless steel mixer tap and under counter spaces for a washing machine and for a dryer. Cupboard housing the wall mounted gas boiler, inset spotlights, extractor, tiled floor and double glazed composite door to the driveway at the side.

### FIRST FLOOR LANDING

14' 9" x 6' 5" (4.50m x 1.96m) With stairs to the second floor, uPVC double glazed window to the front elevation, inset spotlights, radiator, doors to a family bathroom, three bedrooms and built-in storage cupboard.

### MASTER BEDROOM

12' 10" x 11' 11" (3.93m x 3.65m) With uPVC double glazed window to the front elevation, radiator and opening to dressing room.

### DRESSING ROOM

8' 5" x 6' 9" to the back of the wardrobe (2.58m x 2.06m) With uPVC double glazed window to the rear elevation, radiator and built-in wardrobes.





#### EN-SUITE

8' 5" x 3' 9" (2.58m x 1.15m) Fitted with a three piece suite comprising a shower cubicle with a mains fed shower, low level WC and pedestal wash hand basin, tiled walls, radiator, extractor and uPVC double glazed opaque window to the rear elevation.

#### BATHROOM

7' 5" x 6' 4" (2.27m x 1.94m) With a three piece suite comprising a panelled bath with a mixer shower attachment, low level WC and pedestal wash hand basin, tiled walls, radiator, electric shaver point, extractor and a uPVC double glazed window to the rear elevation.

#### BEDROOM THREE

9' 10" x 9' 10" (3m x 3m) With uPVC double glazed window to the rear elevation, radiator and built-in wardrobe.



#### BEDROOM FOUR

9' 10" x 9' 0" (3m x 2.76m) With uPVC double glazed window to the front elevation, radiator and built-in wardrobe.

#### SECOND FLOOR LANDING

8' 1" x 5' 4" reduced head height (2.48m x 1.64m) With double glazed Velux window to the rear elevation, radiator, doors to shower room and two further bedrooms.

#### SHOWER ROOM

8' 3" x 5' 3" reduced head height (2.53m x 1.62m) Fitted with a three piece suite comprising a shower cubicle with a mains fed shower, low level WC and pedestal wash hand basin, tiled walls, radiator, extractor, electric shaver point and double glazed Velux window to the rear elevation.



#### BEDROOM TWO

14' 3" maximum, plus bay x 11' 10" reduced head height (4.35m x 3.61m) With uPVC double glazed window to the front elevation, double glazed Velux window to the rear elevation, radiator and built-in wardrobe.

#### BEDROOM FIVE

11' 11" Reduced head height x 8' 6" Plus Bay (3.64m x 2.61m) With uPVC double glazed window to the front elevation, laminate flooring, radiator, access to eaves and to the loft.

#### OUTSIDE

There is gated access at the side leading to the rear garden which has artificial grass, an outside tap and block paved patio. To the side there is a driveway providing parking for several vehicles and access to the double garage.

#### DOUBLE GARAGE

18' 0" x 17' 7" (5.5m x 5.37m) Having two up-and-over doors, personnel door, power and lighting.

#### Annual Service Charge Amount - £360

All figures should be checked with the Vendor/Solicitor prior to Exchange of Contracts and completion of the sale.





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Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gison Gray will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

**GETTING A MORTGAGE**

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

**NOTE**

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

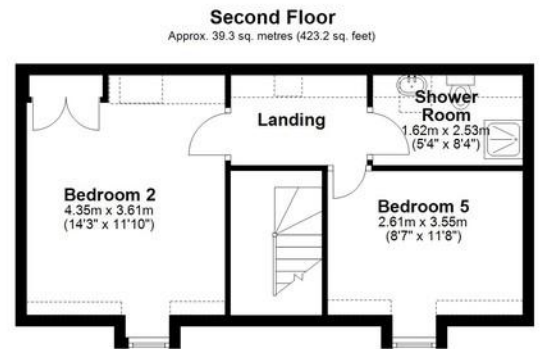
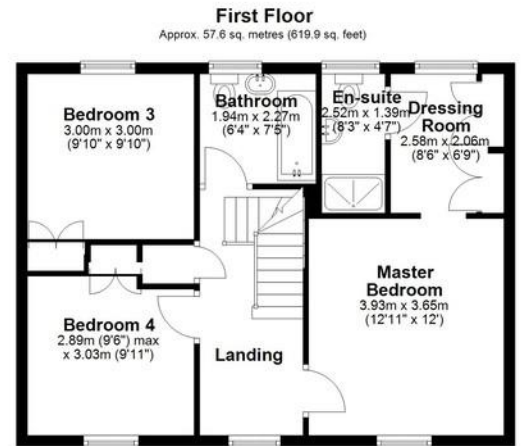
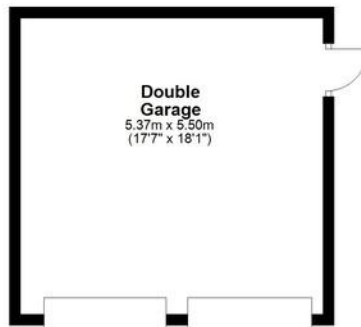
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Total area: approx. 213.1 sq. metres (2294.0 sq. feet)  
2 Gilbert Way, Fernwood

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