



Halifax Road, Fernwood
Asking Price £249,950



Halifax Road

Fernwood, Newark

Benefiting from NO LOCAL SERVICE CHARGES, this superb modern semi-detached home occupies a particularly desirable position on a quiet no-through road, enjoying lovely views across a green area to the front. Originally purchased with a range of upgrades, including upgraded flooring, additional spotlights and the Gold Standard kitchen upgrade, the property offers a fantastic opportunity for a buyer looking for a home that is ready to move straight into. The property also retains the benefit of an NHBC warranty.

The well-presented accommodation comprises an entrance hallway with useful and generous storage cupboard, downstairs WC, and a spacious dual-aspect lounge providing an excellent main reception space. There is also an impressive dining kitchen, featuring a range of fitted units and integrated appliances including a four-ring gas hob, electric fan-assisted oven, fridge/freezer and dishwasher. French doors open directly onto the rear garden, creating a lovely connection between the kitchen and outside space. To the first floor are three well-proportioned bedrooms and a modern family bathroom. Two of the bedrooms benefit from fitted wardrobes, whilst the main bedroom enjoys the added luxury of a private ensuite shower room.

Externally, the property benefits from off-road parking to the side, whilst the enclosed rear garden is predominantly laid to lawn and complemented by a superb paved seating area, providing the perfect spot to relax and enjoy the evening sunshine. Further benefits include UPVC double glazing and gas central heating, whilst the combination of its upgraded specification, attractive position, NHBC warranty and absence of local service charges make this an excellent modern home that is ready to be enjoyed from day one.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B





Entrance Hall

8' 11" x 6' 8" (2.72m x 2.03m)
maximum measurements

Ground Floor WC

6' 1" x 3' 1" (1.85m x 0.94m)

Lounge

15' 5" x 10' 7" (4.70m x 3.23m)

Dining Kitchen

15' 5" x 8' 9" (4.70m x 2.67m)

Bedroom One

10' 10" x 10' 5" (3.30m x 3.17m)
maximum measurements

Ensuite

7' 6" x 4' 7" (2.29m x 1.40m)

Bedroom Two

9' 10" x 8' 9" (3.00m x 2.67m)
maximum measurements

Bedroom Three

8' 9" x 6' 5" (2.67m x 1.96m)

Bathroom

6' 11" x 5' 6" (2.11m x 1.68m)

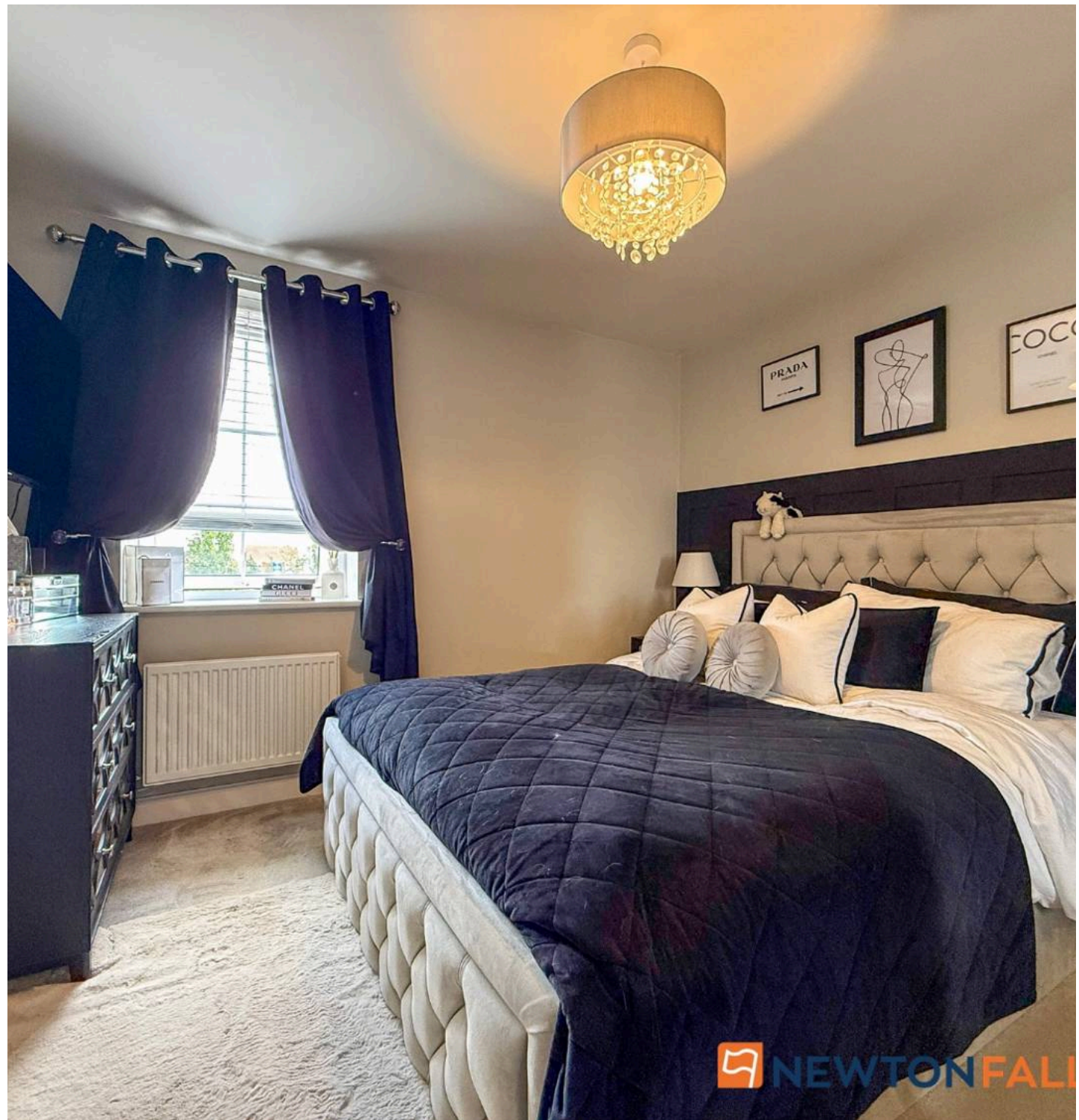


Agent's Note - Driveway

The property has a tarmac parking area, three neighbouring properties have a right of access over the block paved part of the drive providing access to their own parking.

Services

Mains gas, electricity, water and drainage are connected.





Square Footage

The square footage for this property is approximately 830 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls, chimney breasts etc and alterations to the floorplan to ensure it is representative of the property's layout. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.



Anti-Money Laundering Regulations

Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

Referrals

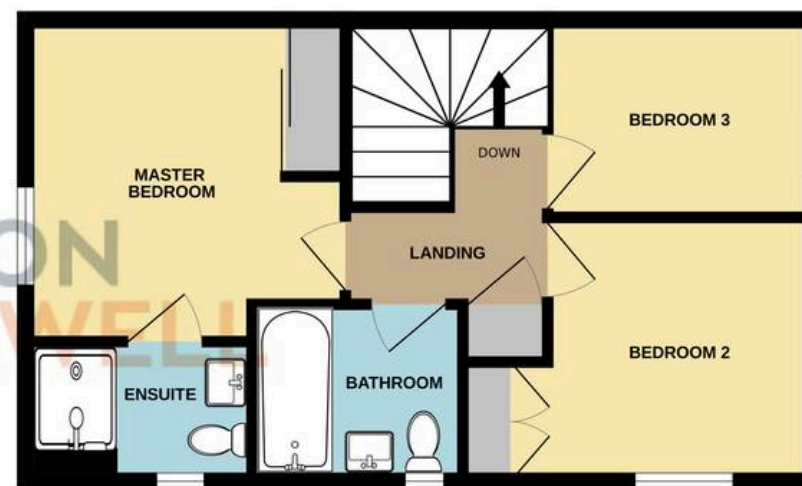
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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