



Dale Way, Fernwood



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Guide Price £475,000 to £500,000



## Key Features

- Extended Executive Detached Home
- Five Double Bedrooms
- Ensuite, Bathroom, Shower Room & G/F WC
- Four Versatile Reception Rooms
- Superb Breakfast Kitchen & Utility
- Detached Double Garage & Driveway
- Enclosed Rear Garden
- Council Tax Band: F
- EPC Rating: C
- Tenure: Freehold





Offering substantial and flexible accommodation stretching across three floors, this magnificent EXTENDED executive detached home is located in the heart of the modern-day village of Fernwood with local amenities close by and boasts superb access to the A1 and Newark town centre.

The property's superb accommodation comprises to the ground floor: inviting entrance hallway, W/C, spacious lounge, separate dining room, home office/playroom, marvellous kitchen with central island and high-quality appliances to include an induction hob, double electric oven, two integrated fridge/freezers, under counter fridge and two dishwashers. Openings from the kitchen also lead to a utility room and a wonderful garden room that has a log burning stove and French doors to the rear garden. Under floor heating runs through the entrance hallway, kitchen and garden room. The first floor has a welcoming landing space that currently provides a further reception space, with other accommodation to include a four-piece family bathroom suite, two double bedrooms with fitted wardrobes and the main bedroom that enjoys a dressing area with fitted wardrobes and a four-piece ensuite bathroom. The top floor again, is welcomed by a useful landing space as well as a shower room and two further double bedrooms.

Outside, this home is approached with a generous tarmac driveway that sweeps across the front of the house, as well as through a gated area that extends down the side of the house providing ample off-street parking and gives access to the DETACHED DOUBLE GARAGE. The rear garden represents a fantastic blank canvas with plenty of scope for a buyer to make it their own but incorporates a covered area with hot tub available by separate negotiation. Other features of this home include gas central heating and UPVC double glazing. Viewing is key to appreciate the substantial nature of this home as well as the versatility of this delightful family home.

An Interactive Property Report for this property can be viewed via the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes FURTHER MATERIAL INFORMATION, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

#### Fernwood Management Charges

The property is subject to a management charge for maintenance of the development, currently approximately £400 per annum (can be paid in instalments). There are also charges for the sale and purchase of the property and we understand also for other amendments/alterations made to the property during ownership. Please speak to a property consultant for further information.

#### ACCOMMODATION - Rooms & Measurements

Entrance Hallway 14'5" x 8'11" (4.4m x 2.7m)  
maximum measurements

Ground Floor W/C 4'9" x 3'5" (1.4m x 1m)

Lounge 16'9" x 13'10" (5.1m x 4.2m)

Dining Room 13'11" x 9'10" (4.2m x 3m)

Home Office/Play Room 11'6" x 8'3" (3.5m x 2.5m)

Garden Room 24'6" x 14'5" (7.5m x 4.4m)

maximum measurements

Breakfast Kitchen 20'11" x 12'1" (6.4m x 3.7m)

Utility Room 6'5" x 5'6" (2m x 1.7m)

First Floor Landing

Bedroom One 16'9" x 13'10" (5.1m x 4.2m)  
maximum measurements

Dressing Area 9'9" x 6'8" (3m x 2m)

Ensuite Bathroom 9'9" x 7'9" (3m x 2.4m)

Bedroom Two 12'5" x 11'11" (3.8m x 3.6m)

Bedroom Three 12'1" x 11'7" (3.7m x 3.5m)

Family Bathroom 8'9" x 8'4" (2.7m x 2.5m)

Second Floor Landing

Bedroom Four 17'9" x 14'2" (5.4m x 4.3m)  
maximum measurements

Bedroom Five 17'9" x 13'5" (5.4m x 4.1m)

maximum measurements

Shower Room 8'8" x 5'0" (2.6m x 1.5m)

maximum measurements

Double Garage

Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 2748 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.

#### Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.

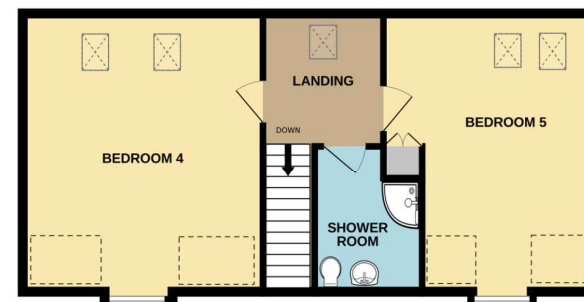
GROUND FLOOR



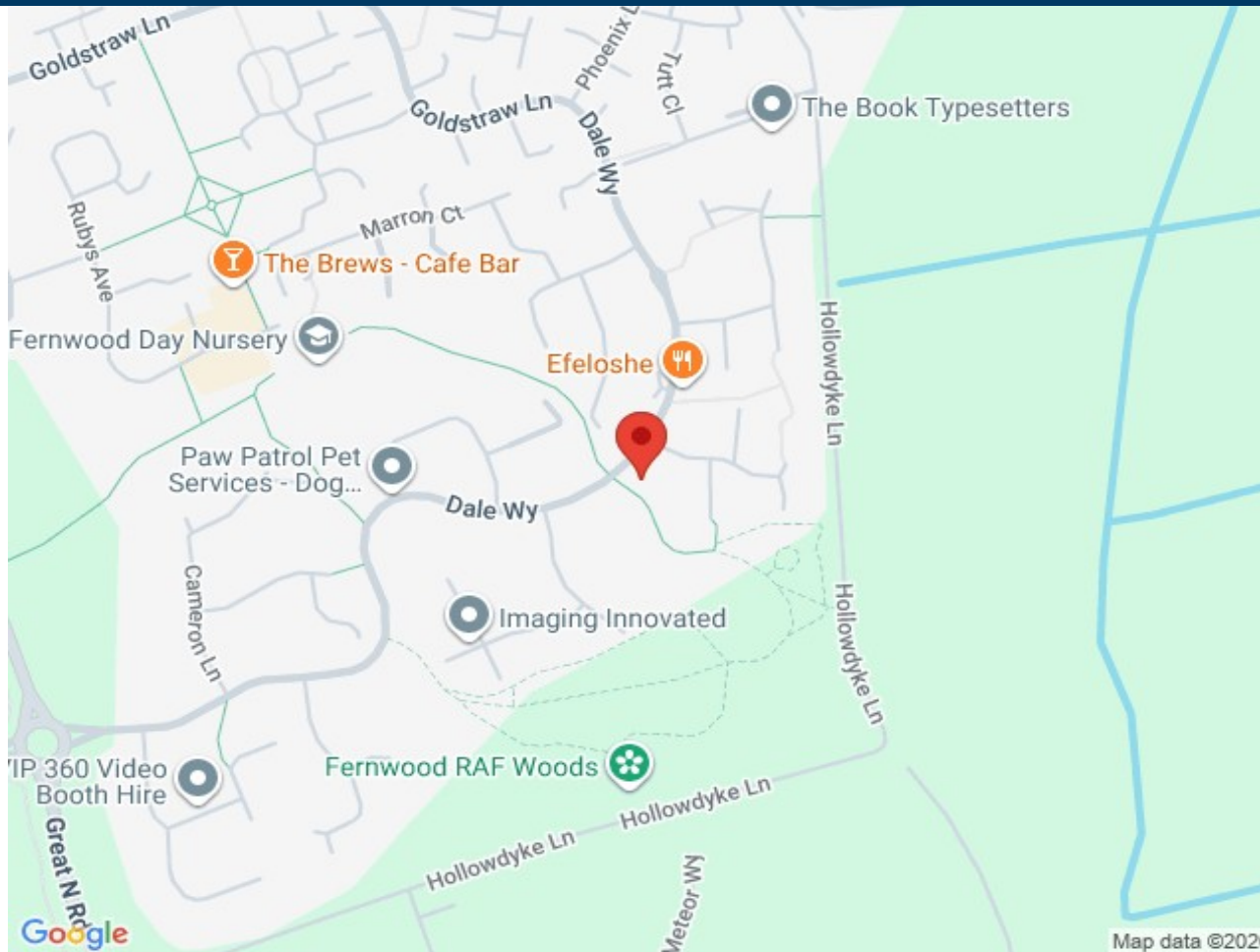
1ST FLOOR



2ND 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

