



Halifax Road, Fernwood



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Guide Price £325,000 to £335,000

- Modern Detached Home
- Four DOUBLE Bedrooms
- Ensuite, Bathroom & G/F WC
- Spacious Lounge & Home Office
- Dining Kitchen & Utility Room
- Detached Garage & Driveway
- Council Tax Band: D
- Tenure: Freehold
- EPC Rating: B



Built in 2021 and still benefiting from the New Build guarantee, this immaculately maintained modern detached property presents a home ready to move straight in to and has the advantage of NO LOCAL SERVICE CHARGES. The property's internal accommodation comprises: inviting entrance hallway, WC, spacious lounge, useful home office, utility room and a gorgeous open plan dining kitchen which stretches across the back of the property and has French doors opening to the rear garden and a range of appliances including a four ring gas hob, electric oven, fridge freezer and dishwasher. The first floor has a three piece bathroom suite, and four DOUBLE bedrooms with the master having an ensuite shower room and fitted wardrobes, as well as bedroom two having fitted wardrobes. Externally, the rear garden is SOUTH WESTERLY facing and is predominantly laid to lawn. There is also a generous driveway which leads up to a detached single garage. Other features of this home include gas central heating, UPVC double glazing, electric car charger point, fitted "Hillarys" blinds throughout and ADT alarm with hard wired CCTV cameras.





ACCOMMODATION - Rooms & Measurements

Entrance Hallway

Lounge

3.35m x 5.02m (11'0 x 16'6)

Study

2.13m x 2.26m (7'0 x 7'5)

Kitchen & Dining Area

8.07m x 3.55m (26'6 x 11'8) maximum measurements

Utility Room

1.65m x 1.54m (5'5 x 5'1)

Ground Floor WC

0.86m x 1.65m (2'10 X 5'5)

First Floor Landing

Master Bedroom

3.83m x 3.50m (12'7 x 11'6)

Ensuite Shower Room

1.44m x 1.14m (4'9 x 3'9) maximum measurements

Bedroom Two

3.73m x 3.40m (12'3 x 11'2) maximum measurements

Bedroom Three

3.35m x 2.81m (11'0 x 9'3) maximum measurements

Bedroom Four

3.14m x 2.92m (10'4 x 9'7) maximum measurements

Bathroom

2.08m x 1.67m (6'10 x 5'6)

Services

Mains gas, electricity, water and drainage are connected.

Fernwood

Fernwood is located on the edge of Balderton, approximately 3 miles south of Newark giving easy access to the A1, only 4.5 miles to the A46 and benefitting from a regular bus service. There is a range of amenities including a day nursery, primary school, village hall, 2 public houses, convenience store, fitness gym, personal training centre, and a hairdressers.





Interactive Property Report

An Interactive Property Report for this property can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla and Newton Fallowell.

The report includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

The report is located under the 'virtual tours' tab on the web portals.

Agent's Note - Draft Particulars

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property.

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 cannot be taken to be accurate, they are given as a guide only.

Anti-Money Laundering Regulations

Anti-Money Laundering Regulations - Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

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 £300 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 chose to arrange a survey through them. For more information please call the office.

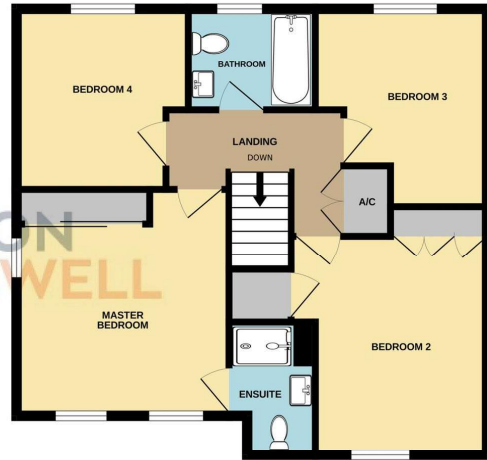


Floorplan

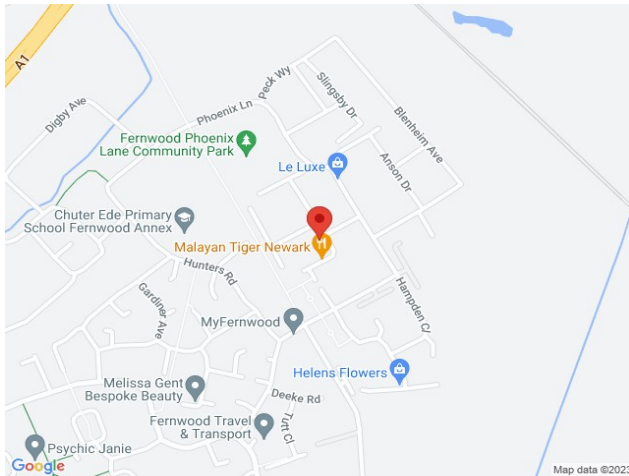
GROUND FLOOR



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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Score	Energy rating	Current	Potential
82+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell
 12-14 Middle Gate, Newark, NG24 1AG
 01636 706444
 newark@newtonfallowell.co.uk