



Dale Way, Fernwood
OIEO £525,000



Dale Way

Fernwood, Newark

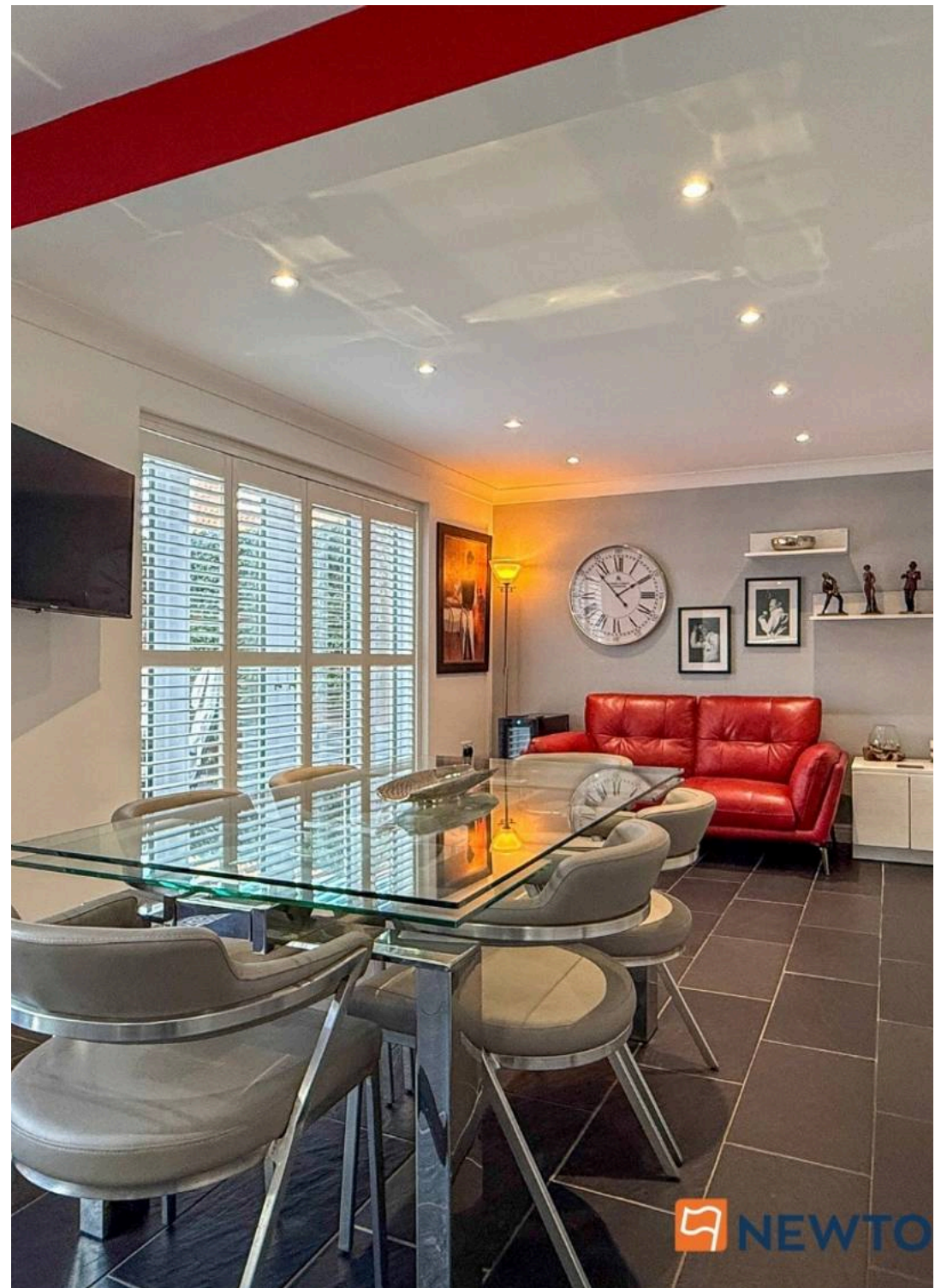
Occupying a highly desirable position within the popular Fernwood development, this impressive modern detached home offers substantial and versatile accommodation arranged over three floors, complemented by a superb specification and a wealth of significant upgrades.

Beautifully presented throughout, the property has been thoughtfully enhanced by the current owners and benefits from 10 OWNED SOLAR PANELS WITH 6.5kWh BATTERY STORAGE, TRIPLE GLAZING, ELECTRIC GATED DRIVEWAY, CCTV AND ALARM SYSTEM, making this an outstanding choice for modern family living with energy efficiency and security very much in mind.

Fernwood is a highly regarded residential development, well known for its strong community atmosphere, excellent local amenities, schooling and convenient transport links, making this an ideal location for families and commuters alike.

The accommodation is approached via a welcoming entrance hallway with access to a useful ground floor WC, separate study, spacious lounge, utility room and the real heart of the home — an impressive open-plan living/dining kitchen spanning the full width of the rear of the property. This superb space provides an exceptional setting for both everyday family life and entertaining, featuring two sets of French doors opening onto the rear garden, a striking central island with breakfast bar and a comprehensive range of high-quality integrated appliances, including an induction hob, electric oven, microwave/oven, dishwasher and two sets of integrated fridge/freezers.

The first floor is equally impressive, with a generous landing area providing the flexibility to create an additional reception or relaxation space. There are three excellent double bedrooms, all benefiting from fitted wardrobes, alongside a superb shower room. The main bedroom is particularly impressive, incorporating a dedicated dressing room and luxurious four-piece en-suite bathroom.





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The second floor continues the property's impressive versatility, with a further spacious landing, shower room and two additional double bedrooms. This level provides an abundance of flexibility and could be ideally suited to older children seeking their own space, guests, or potentially a dependant relative, subject to individual requirements.

Externally, the property continues to impress. An electric gated driveway provides excellent privacy and security before leading through to a substantial parking area and detached double garage, offering generous off-road parking and excellent additional storage.

The rear garden has been thoughtfully designed with ease of maintenance and entertaining in mind, enjoying a partly walled boundary and a number of distinct seating and entertaining areas. There are two useful outbuildings, an area of lawn and established plants and shrubs providing attractive greenery and a pleasant backdrop.

Combining generous proportions, contemporary presentation and exceptional versatility with a superb range of energy-efficient and security-focused improvements, this outstanding five bedroom detached home represents a rare opportunity to acquire a substantial modern family home in one of Fernwood's most desirable settings.

The Interactive Property Report can be viewed on the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, and On The Market. FURTHER MATERIAL INFORMATION FOR THIS PROPERTY can be found within the report and 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.

Council Tax Band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

Fernwood Management Charges

The property is subject to a management charge for maintenance of the development, currently approximately £320 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.

Entrance Hall

14' 4" x 8' 11" (4.37m x 2.72m)
maximum measurements

Lounge

16' 8" x 13' 10" (5.08m x 4.22m)

Study

11' 7" x 8' 4" (3.53m x 2.54m)

Sitting/Dining Room

13' 10" x 9' 9" (4.22m x 2.97m)

Kitchen/Dining Area

20' 10" x 12' 0" (6.35m x 3.66m)
maximum measurements

Utility Room

6' 2" x 5' 5" (1.88m x 1.65m)

Ground Floor WC

4' 10" x 3' 6" (1.47m x 1.07m)

First Floor Landing

20' 11" x 11' 2" (6.38m x 3.40m)
maximum measurements

Bedroom One

16' 9" x 11' 11" (5.11m x 3.63m)
maximum measurements

Dressing Room

9' 10" x 4' 9" (3.00m x 1.45m)
includes wardrobes





Ensuite

9' 10" x 7' 9" (3.00m x 2.36m)

Bedroom Two

12' 7" x 11' 10" (3.84m x 3.61m)
maximum measurements

Bedroom Three

12' 3" x 11' 7" (3.73m x 3.53m)
maximum measurements

Shower Room

8' 9" x 8' 1" (2.67m x 2.46m)
maximum measurements

Second Floor Landing

7' 7" x 7' 1" (2.31m x 2.16m)
maximum measurements

Bedroom Four

18' 5" x 14' 3" (5.61m x 4.34m)
maximum measurements

Bedroom Five

18' 5" x 13' 6" (5.61m x 4.12m)
maximum measurements

Second Floor Shower Room

8' 11" x 7' 5" (2.72m x 2.26m)
maximum measurements

Double Garage

17' 1" x 16' 9" (5.21m x 5.11m)

Agent's Note - Solar Panels

The property benefits from 10 x owned solar panels with a 6.5 kwh battery storage.



Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 2,724 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.



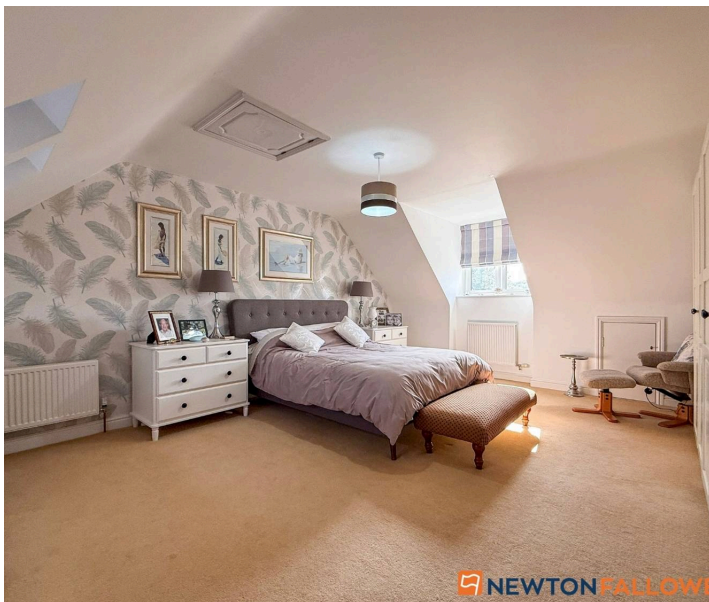


Anti-Money Laundering Regulations

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

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 to our conveyancing partner, we 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 receive a percentage of the fees 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 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



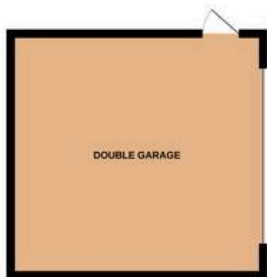
1ST FLOOR



2ND FLOOR



DOUBLE GARAGE



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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 **NEWTON FALLOWELL**