



Blenheim Avenue, Fernwood

 4  2  2

Asking Price £340,000



Asking Price Key Features

- Attractive Modern Detached House
- 9 Year NHBC Remaining
- 4/5 Bedrooms
- Superb Open Plan Living Kitchen
- Spacious Lounge, Study/Bed5
- Ensuite, Family Bathroom & GF W.C
- Garage and Driveway
- Council Tax Band: E
- EPC Rating: B
- Tenure: Freehold





An attractive four/five bedroom nearly new, executive style detached house situated in the popular Fernwood area of Newark with the benefit of nine years remaining NHBC warranty and no local service charges.

This lovely home has well proportioned accommodation comprising of to the ground floor: an entrance hall, WC, spacious bay fronted lounge, a superb open plan living kitchen diner with integrated appliances that include a fridge, freezer, dish washer, oven, hob and French doors opening onto the rear garden, there is also a separate utility room which has an integrated washing machine and a further ground floor study or fifth bedroom. To the first floor there is a spacious landing, four double bedrooms, master with ensuite and fitted wardrobes and a four-piece bathroom.

Outside the property has a driveway with an EV charging point, detached brick garage and an enclosed rear garden. Further benefits include gas central heating and UPVC double glazing.



ACCOMODATION - Rooms and Measurements

Entrance Hallway 17'5" x 7'6" (5.3m x 2.3m)
maximum measurements

Lounge 19'0" x 12'2" (5.8m x 3.7m)
measurements into bay window

Study/Bedroom Five 9'5" x 7'8" (2.9m x 2.3m)

WC 5'2" x 4'10" (1.6m x 1.5m)

Kitchen/Diner 20'0" x 11'2" (6.1m x 3.4m)
maximum measurements

Utility 8'3" x 7'5" (2.5m x 2.3m)

First Floor Landing 13'4" x 10'7" (4.1m x 3.2m)
maximum measurements

Bedroom One 13'1" x 12'2" (4m x 3.7m)
maximum measurements

Ensuite 7'1" x 4'7" (2.2m x 1.4m)
maximum measurements

Bedroom Two 14'4" x 9'9" (4.4m x 3m)
maximum measurements

Bedroom Three 13'3" x 9'5" (4m x 2.9m)
maximum measurements

Bedroom Four 10'2" x 9'11" (3.1m x 3m)
maximum measurements

Bathroom 8'8" x 7'5" (2.6m x 2.3m)
maximum measurements



Agent's Note - Restrictive Covenants

We have been made aware of certain Restrictive Covenants on the property to include the following:

No structural alteration without consent in first 5 years.

No gates or fences to the front elevation.

No structure on parking space.

No commercial use.

No caravans or motor homes for more than 24 hours.

This list is not exhaustive and should be checked with a conveyancer for further clarification.

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.

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.

Interactive Property Report

FURTHER MATERIAL INFORMATION FOR THIS PROPERTY Can be found within the Interactive Property Report which can be viewed on the following web portals, under the virtual tour tab - Rightmove, Zoopla, On The Market 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.



Anti-Money Laundering

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 £350 if you choose to use their services, there is no obligation to use solicitors we refer to.

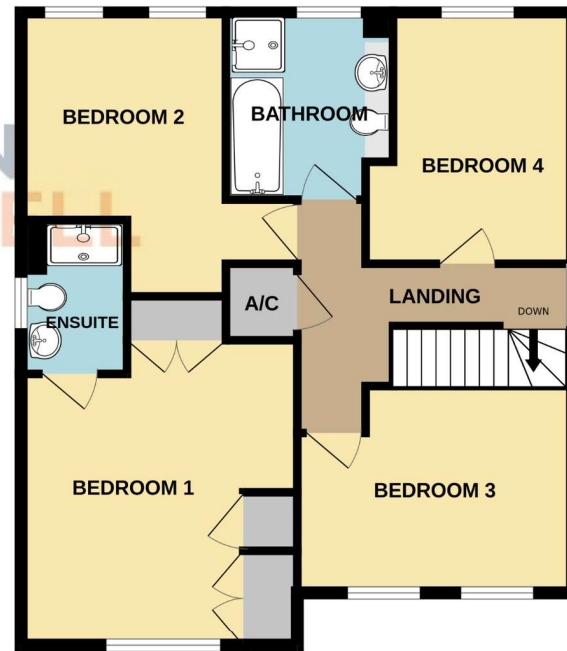
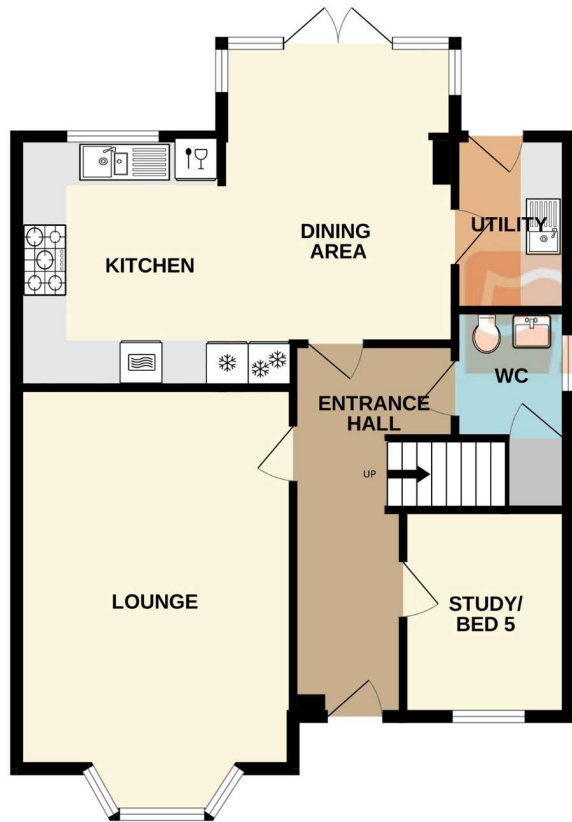
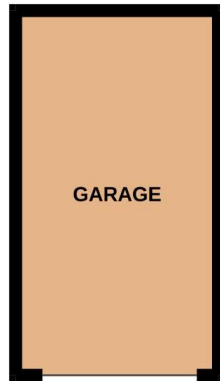
Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee 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 chose to arrange a survey through them. For more information, please call the office.

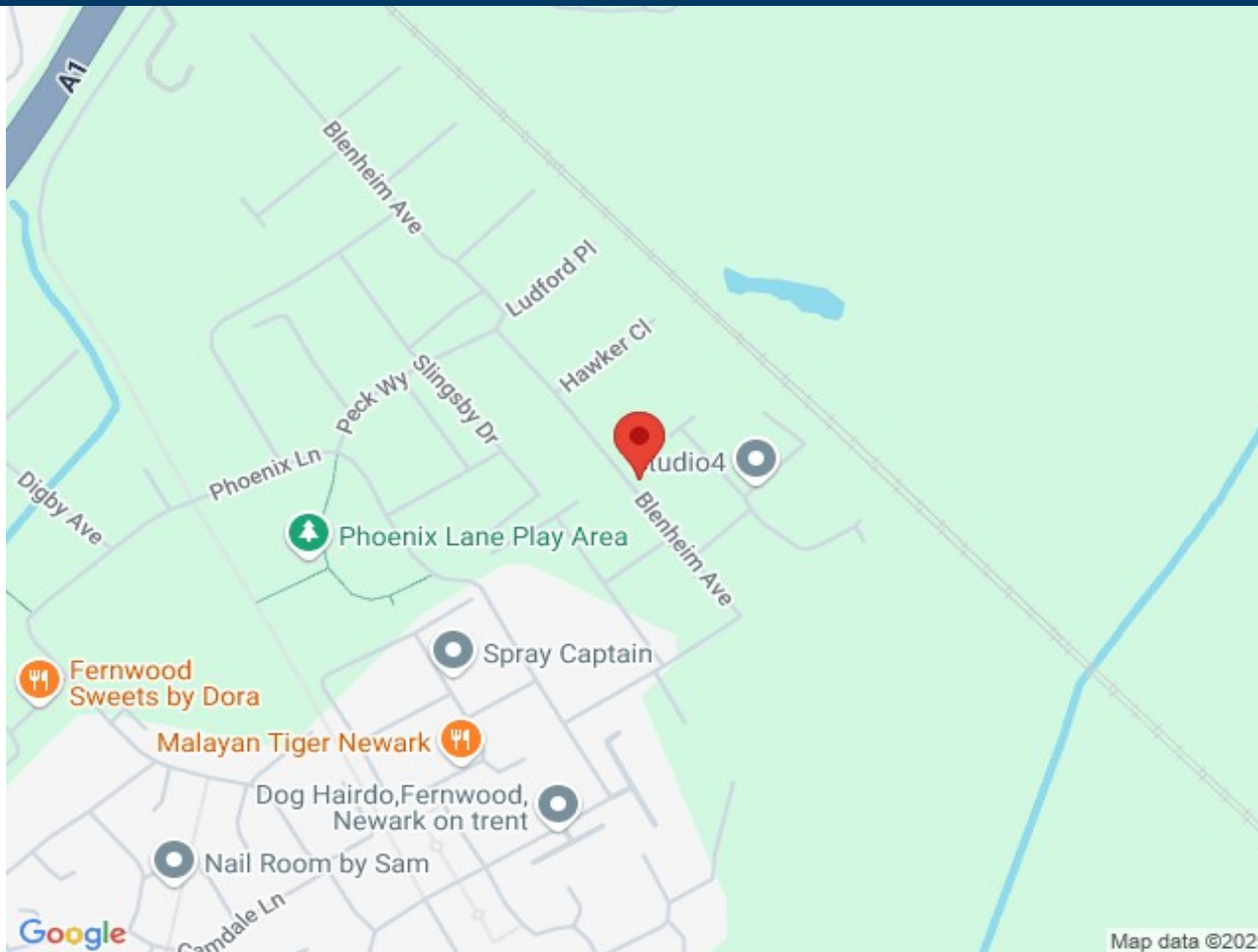


GROUND FLOOR

1ST FLOOR



NEWTON
FOLLOWELL



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

