



Halifax Road, Fernwood



Guide Price £300,000 to £310,000

- Modern Detached Family Home
- Four Double Bedrooms
- Dining Kitchen & Utility Room
- Spacious Lounge
- Ensuite, Bathroom & G/F WC
- Southerly Facing Rear Garden
- Single Garage & Driveway
- Electric Car Charging Point
- Council Tax Band: D
- Tenure: Freehold
- EPC Rating: B



A modern and very well presented detached, four double bedroom, family home situated within the popular Fernwood village, which has great local amenities close to hand as well as superb access to the A1 and into Newark town centre. This lovely property has accommodation comprising to the ground floor: entrance hallway, spacious lounge, open plan dining kitchen which benefits from French doors opening to the rear garden as well as a breakfast bar, four ring induction hob and electric fan assisted oven, separate utility room and a WC. To the first floor there are four spacious bedrooms, master with ensuite shower room and a further family bathroom suite. Externally, to the front there is a tarmac driveway providing off street parking and access to a single garage. The Southerly Facing rear garden has been landscaped to include a paved outdoor entertainment area, raised beds to borders and a further lawned area. Other features of this home include NO LOCAL SERVICE CHARGES, UPVC double glazing, gas central heating, electric car charging point and this home still benefits from an NHBC warranty.



ACCOMMODATION - Rooms & Measurements

Entrance Hallway

Lounge 4.52m x 3.45m (14'10 x 11'4)
maximum measurements

Dining Kitchen 3.02m x 5.49m (9'11 x 18'0)
maximum measurements

Utility Room 1.6m x 1.6m (5'3 x 5'3)

Ground Floor WC 1.6m x 0.89m (5'3 x 2'11)

First Floor Landing

Master Bedroom 3.86m x 3.02m (12'8 x 9'11)
maximum measurements

Ensuite Shower Room 1.27m x 2.36m (4'2 x 7'9)
maximum measurements



Bedroom Two 3.91m x 2.72m (12'10 x 8'11)
maximum measurements

Bedroom Three 3.71m x 2.59m (12'2 x 8'6)
maximum measurements

Bedroom Four 3.78m x 2.49m (12'5 x 8'2)
maximum measurements

Bathroom 1.91m x 2.18m (6'3 x 7'2)
maximum measurements

Garage 5.03m x 2.62m (16'6 x 8'7)
maximum measurements

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

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.

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.

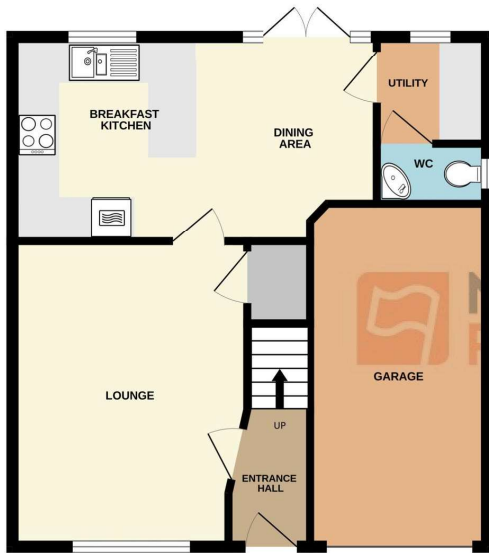
Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to.

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.

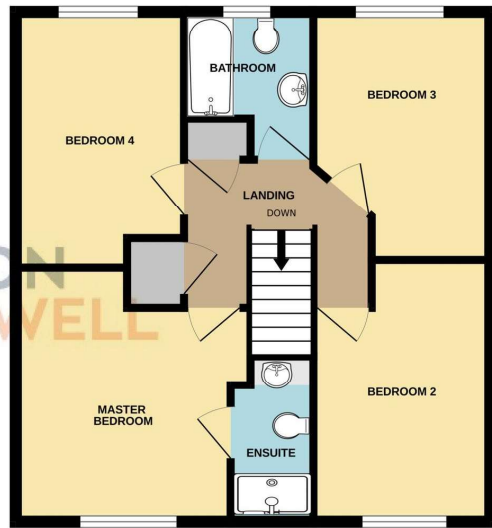
Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.



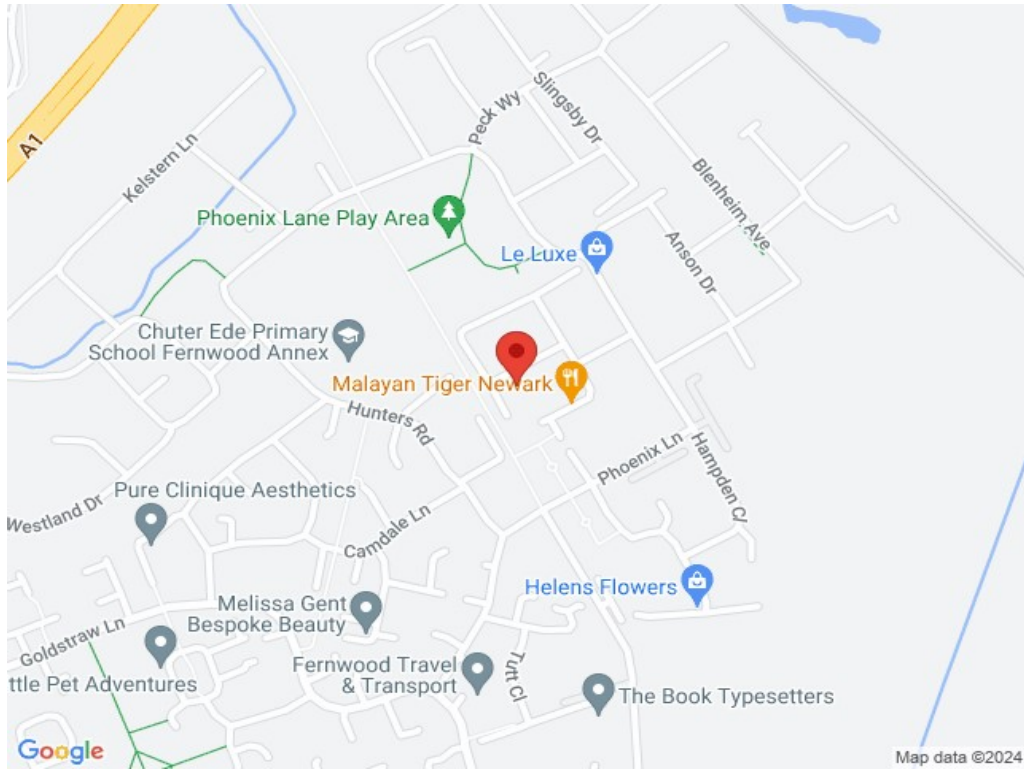
GROUND FLOOR



1ST FLOOR



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		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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