

## Avro Road, Fernwood NG24 5BF



**GUIDE PRICE £240,000 to £250,000.** A spacious three bedroom, three storey semi detached townhouse situated on this popular residential development. In addition to the **THREE DOUBLE BEDROOMS**, the property has an excellent sized lounge, breakfast kitchen, cloakroom, first floor bathroom and en-suite to the master. There is ample off road parking and an enclosed garden to the rear. The property is double glazed, has gas central heating, and is available for purchase with **NO CHAIN**.

**Guide Price £240,000 to £250,000**







## Situation and Amenities

A sought after location, Fernwood village is part of an established community, a 10 minute drive away from Newark. Amenities are plentiful and include a nursery and primary school (increasing intake Sep 2026), bistro, community centre and a range of shops, plus walks and play parks. The Suthers School is a new, non-selective secondary school serving the communities of Newark and the surrounding areas. The school is based in a brand new, purpose-built, state-of-the-art building at Fernwood, just south of Newark. The building was completed in the summer of 2020, with pupils moving in for the start of the new academic year. For the commuter the A1 trunk road offers easy access to the north and south of the country. There is a direct line rail link from Newark North Gate Station to London Kings Cross which takes from a little over an hour. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln.

## Accommodation

Upon entering the front door, this leads into:

### Reception Hallway

The reception hallway has doors providing access to the lounge and the cloakroom, and has a ceiling light point, LVT flooring and a radiator.

### Ground Floor Cloakroom

The cloakroom is fitted with a pedestal wash hand basin and WC, and has the same LVT flooring, a ceiling light point, an extractor fan and a radiator.

### Lounge 14' 11" x 12' 2" (4.54m x 3.71m) (excluding bay window)

This excellent sized and well proportioned reception room has a bay window to the front elevation and a door leading through into the inner hallway. Accessed from the lounge and sited beneath the staircase is a useful storage cupboard. The lounge has the same LVT flooring, two ceiling light points and a radiator.

### Inner Hallway

The inner hallway has the staircase rising to the first floor, a ceiling light point, LVT flooring and a radiator. A door leads through to the breakfast kitchen.

### Breakfast Kitchen 15' 4" x 10' 5" (4.67m x 3.17m)

This very good sized breakfast kitchen has a window to the rear elevation and glazed French doors providing access out to the garden. The kitchen area is fitted with a range of contemporary base and wall units, complemented with roll top work surfaces and metro tiled splash backs. There is a stainless steel sink, and integrated appliances include an oven, gas hob with extractor hood above, dishwasher, fridge, freezer and washer/dryer. The room is of sufficient size to comfortably accommodate a large dining table, and has the same LVT flooring that flows throughout the ground floor, a radiator and a combination of recessed ceiling spotlights and a pendant light over the dining area. The central heating boiler is located here.

### First Floor Landing

The staircase rises from the inner hallway to the first floor landing which has doors into bedrooms two and three, and the family bathroom. The landing has a useful storage cupboard and a ceiling light point. From this landing a door opens to reveal a small study area that is located beneath the staircase which leads to the master bedroom.

### Study Area

This small study area has a window to the front elevation and a ceiling light point.

### Bedroom Two 13' 6" x 8' 8" (4.11m x 2.64m) (including wardrobe recess)

A good sized double bedroom with a window to the rear elevation, a useful wardrobe recess, a ceiling light point and a radiator.

### Bedroom Three 12' 0" x 8' 8" (3.65m x 2.64m) (including wardrobe recess)

A further excellent sized double bedroom with a window to the front elevation, a large wardrobe recess, a ceiling light point and a radiator.

### Family Bathroom 8' 0" x 6' 6" (2.44m x 1.98m)

The bathroom has an opaque window to the rear and is fitted with a white suite comprising bath with mains shower above, pedestal wash hand basin and WC. The bathroom is complemented with part ceramic tiling to the walls, and also has a ceiling light point, an extractor fan and a heated towel rail.

### Second Floor Landing

The staircase continues from the first floor landing to the second floor where the master bedroom is located.

### Master Bedroom 20' 10" x 15' 5" (6.35m x 4.70m) (excluding dormer)

A fabulous master bedroom with a dormer window to the front elevation, and two skylight windows to the rear. The bedroom is full of character having a hipped roof. To one side are bespoke fitted wardrobes. The bedroom also has two ceiling light points and two radiators. Access to the roof space is obtained from here. A door leads to the en-suite shower room.

### En-suite Shower Room 9' 5" x 3' 10" (2.87m x 1.17m)

The en-suite has a skylight window to the rear and is fitted with a double width walk-in shower cubicle with mains shower, pedestal wash hand basin and WC. The room is enhanced with part ceramic wall tiling. In addition there is a ceiling light point, an extractor fan, shaver socket and a heated towel rail.

### Outside

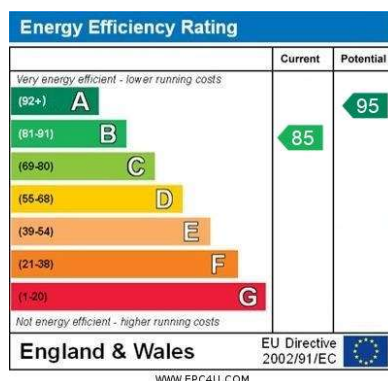
To the front is a small garden, adjacent to which is a footpath leading to the front door. To the alternate side is the driveway which provides off road parking for two/three vehicles. There is gated access to the rear garden. The property has an EV charging point.

### Rear Garden

The rear garden is fully enclosed and laid primarily to lawn. There is a patio area which is ideal for outdoor seating and entertaining.

### Council Tax

The property is in Band C.



## **VIEWING**

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

## **THINKING OF SELLING?**

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

## **Local Authority**

Newark & Sherwood District Council, Notts, 01636 650000

## **Possession/Tenure**

Vacant possession will be given upon completion. The tenure of the property is Freehold.

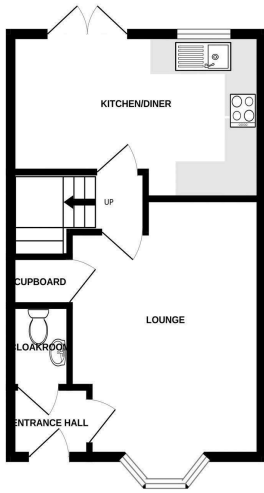
**MONEY LAUNDERING REGULATIONS:** In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

## **Services/Referral Fees**

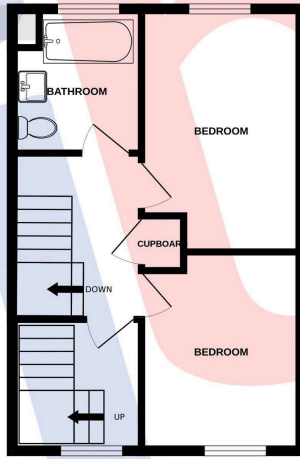
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: JMP Solicitors - £180.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00007464 24 March 2026



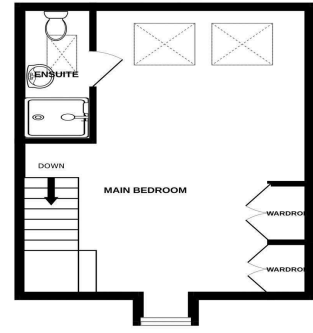
GROUND FLOOR  
387 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



2ND FLOOR  
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA: 1094 sq.ft. (101.6 sq.m.) approx.

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.  
Made with Metropix ©2026