

Rosefield Close, Fernwood

Guide Price £425,000 to £435,000

NEWTON FALLOWELL

Rosefield Close

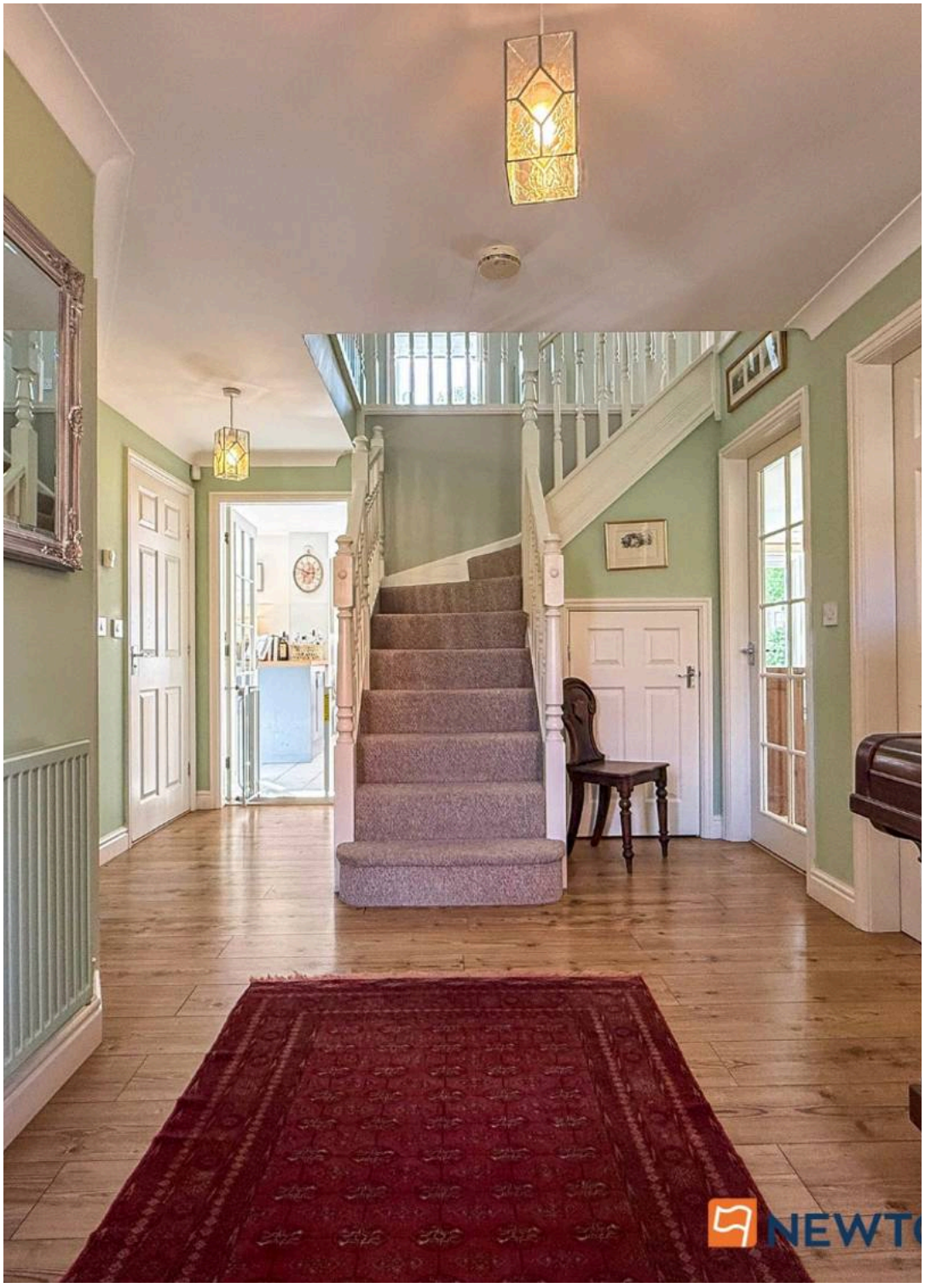
Fernwood, Newark

Occupying a pleasant position within a quiet residential cul-de-sac in the heart of the modern village of Fernwood, this impressive executive-style detached home offers beautifully presented and versatile accommodation throughout.

The property combines generous living accommodation with excellent outdoor space, including a private enclosed SOUTH WEST FACING REAR GARDEN, useful log cabin and the significant benefit of a DETACHED DOUBLE GARAGE with driveway providing ample off-street parking. The location is particularly convenient, offering superb access to the A1, a range of local amenities and Newark town centre.

The accommodation is approached via a welcoming entrance hallway, where the central staircase provides an attractive focal point. From here, there is access to a ground floor WC, spacious lounge with French doors opening onto the rear garden, separate dining room, and a versatile study/home office. A useful utility room is found off the impressive L-SHAPED OPEN PLAN LIVING/DINING KITCHEN, creating an excellent sociable heart to the home. The kitchen is fitted with a range of integrated appliances including dishwasher and fridge/freezer, together with provision for a range cooker, whilst further French doors provide direct access onto the garden.

To the first floor, a pleasant landing provides access to four well-proportioned bedrooms and a four-piece family bathroom. All four bedrooms benefit from fitted wardrobes, with the main bedroom enjoying the added luxury of a dedicated dressing room and en-suite shower room. Bedroom two also benefits from its own en-suite shower room, making this an ideal home for modern family living.





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Externally, the property occupies a deceptively generous plot. A driveway positioned to the side provides excellent off-street parking and leads to the detached double garage.

To the rear, the SOUTH WEST FACING GARDEN enjoys a fantastic degree of privacy and features two paved seating/entertaining areas, a lawned section and established planted borders with a variety of mature plants and trees. The garden also provides access to a useful LOG CABIN, offering excellent flexibility and potential for use as a home office, hobby room, gym or additional entertaining space. Further benefits include gas central heating and UPVC double glazing.

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: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

Entrance Hallway
16' 1" x 10' 2" (4.90m x 3.10m)
maximum measurements

Ground Floor WC
5' 0" x 3' 2" (1.52m x 0.96m)

Lounge
17' 0" x 11' 8" (5.18m x 3.56m)

Dining Room
13' 8" x 9' 0" (4.17m x 2.74m)
maximum measurements

Study/Home Office
11' 8" x 7' 0" (3.56m x 2.13m)

Living/Dining Area
17' 4" x 8' 9" (5.28m x 2.67m)

Kitchen
13' 0" x 9' 4" (3.96m x 2.85m)

Utility Room
7' 6" x 5' 1" (2.29m x 1.55m)

First Floor Landing
14' 0" x 9' 0" (4.27m x 2.74m)
maximum measurements

Bedroom One
13' 7" x 11' 11" (4.14m x 3.63m)

Dressing Room
10' 7" x 5' 0" (3.23m x 1.52m)

Ensuite Shower Room
7' 2" x 5' 9" (2.18m x 1.75m)
maximum measurements









Bedroom Two
12' 8" x 10' 4" (3.86m x 3.15m)
maximum measurements

Ensuite Shower Room
7' 6" x 3' 10" (2.29m x 1.17m)

Bedroom Three
12' 0" x 9' 8" (3.66m x 2.95m)
maximum measurements

Bedroom Four
9' 10" x 9' 9" (3.00m x 2.97m)
maximum measurements

Bathroom
9' 9" x 7' 3" (2.97m x 2.21m)
maximum measurements

Double Garage
17' 10" x 17' 2" (5.44m x 5.23m)

Log Cabin
10' 9" x 7' 5" (3.28m x 2.26m)

Fernwood Management Charges
The property is subject to a management charge for maintenance of the development, currently approximately £310 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.

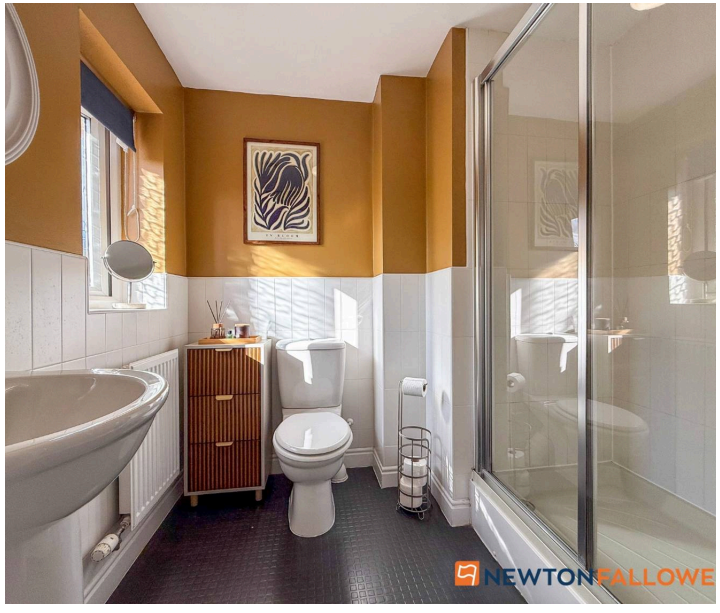
Services
Mains gas, electricity, water and drainage are connected.

Square Footage
The square footage for this property is approximately 2,124 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.

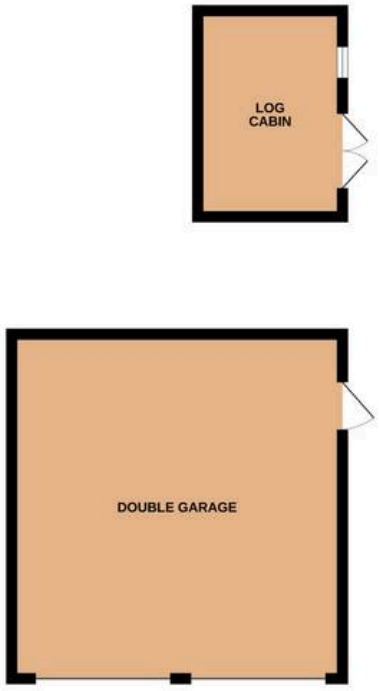








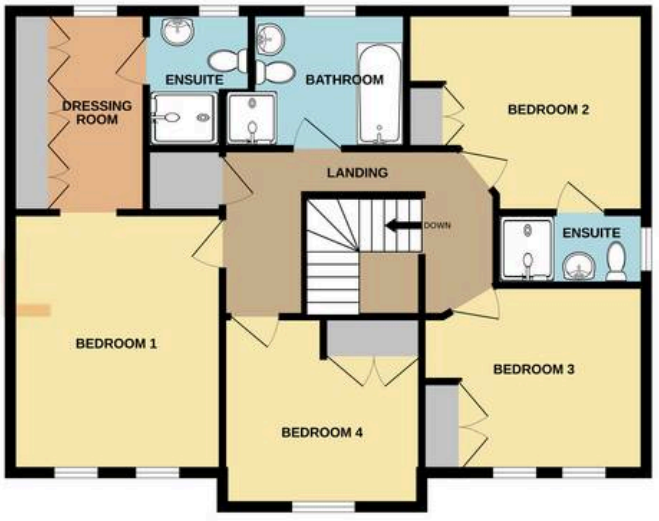
OUTBUILDINGS



GROUND FLOOR



1ST FLOOR



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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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