



Halifax Road, Fernwood



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Asking Price £240,000



Key Features

- Modern Semi Detached Home
- Three Well-Proportioned Bedrooms
- Ensuite, Bathroom & G/F WC
- Dual Aspect Lounge
- Spacious Dining Kitchen
- Enclosed Rear Garden
- Council Tax Band: C
- EPC Rating: B
- Tenure: Freehold





Constructed in 2021, this tastefully presented modern semi-detached home still benefits from a builder's warranty, has the added benefit of NO LOCAL SERVICE CHARGES and boasts a delightful corner plot position. This lovely property represents a home ready to move straight into and enjoys a convenient location in the popular village of Fernwood, boasting superb access to the A1 and a host of local amenities.

The property's accommodation comprises to the ground floor: inviting L-shaped entrance hall with useful storage cupboard, WC, spacious dual aspect lounge and a dual aspect dining kitchen with French doors opening to the garden and the kitchen having appliances to include a four-ring gas hob, electric oven, integrated dishwasher and fridge/freezer. The first floor has a family bathroom suite and three well-proportioned bedrooms, with the main bedroom having a quality ensuite shower room.

Outside, the property benefits from its corner plot position with the garden partly wall enclosed. The garden is predominantly laid to lawn with a variety of plants to borders. A gate opens through to a tarmac driveway which provides tandem off-street parking for two vehicles. Other features include gas central heating and UPVC double glazing.

An Interactive Property Report for this property can be viewed via the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes FURTHER MATERIAL INFORMATION, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

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.



ACCOMMODATION - Rooms & Measurements

Entrance Hallway 8'11" x 6'8" (2.7m x 2m)
maximum measurements

Ground Floor WC 6'2" x 3'1" (1.9m x 0.9m)

Lounge 15'5" x 10'7" (4.7m x 3.2m)

Dining Kitchen 15'5" x 8'9" (4.7m x 2.7m)

First Floor Landing

Bedroom One 10'10" x 10'6" (3.3m x 3.2m)
maximum measurements

Ensuite Shower Room 7'6" x 4'7" (2.3m x 1.4m)

Bedroom Two 11'9" x 8'10" (3.6m x 2.7m)
maximum measurements

Bedroom Three 8'10" x 6'4" (2.7m x 1.9m)

Family Bathroom 6'11" x 5'6" (2.1m x 1.7m)



Services

Mains gas, electricity, water and drainage are connected.

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

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.

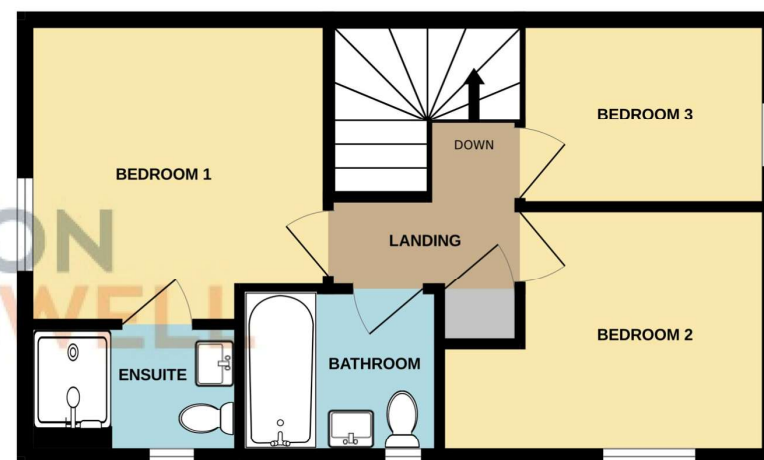
Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.



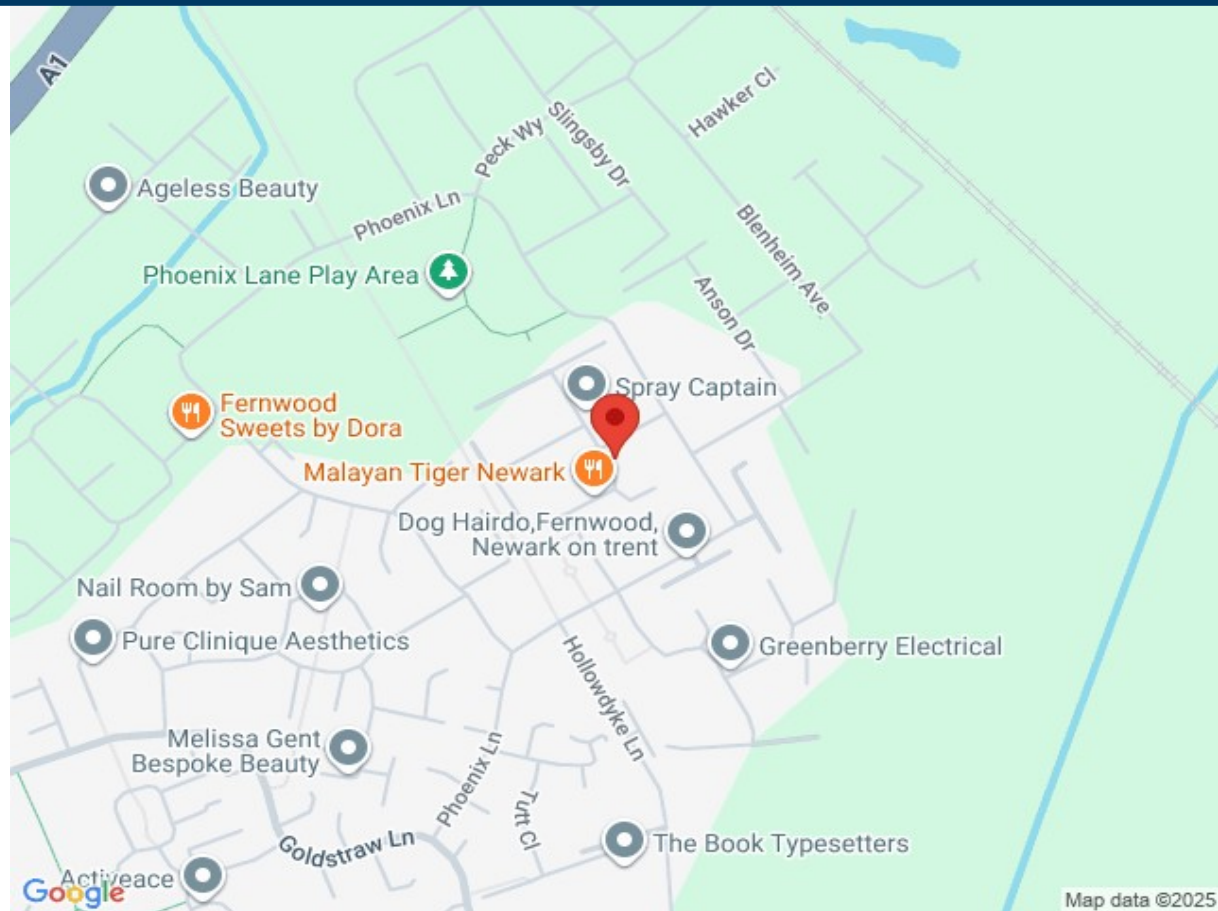
GROUND FLOOR



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		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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