



Tutt Close, Fernwood

Guide Price £325,000 to £350,000



NEWTON
FALLOWELL

Tutt Close

Fernwood, Newark

Enjoying a pleasant private position in the heart of the modern village of Fernwood, this executive detached home benefits from a delightful front outlook, overlooking a planted green area, and a marvellous landscaped SOUTH FACING REAR GARDEN. Having immaculate and well-proportioned accommodation throughout, this home represents a superb family home and boasts easy access to the A1, range of local amenities and Newark town centre.

The property's accommodation comprises to the ground floor: inviting entrance hallway, W/C, spacious dual aspect bay fronted lounge with under stairs cupboard, utility room and a magnificent open plan living/dining kitchen with French doors to the rear garden, and a range of appliances to include an induction hob, electric oven, grill/oven, integrated dishwasher and fridge/freezer. The first floor has a welcoming landing space, quality four-piece family bathroom suite, and four double bedrooms, three of which having an array of fitted wardrobes, and the main bedroom also having an equally quality ensuite shower room.

Outside, the property is approached down a private block paved driveway that services four properties, and this home enjoys a fantastic resin driveway which provides off street parking and gives access to the single garage. The south facing rear garden boasts a wonderful degree of privacy and been designed for low maintenance. The garden has a variety of paved seating areas, artificial turfed area, timber garden store and versatile timber summer house. Other features of this home include gas central heating and UPVC double glazing.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C





Fernwood Management Charges

The property is subject to a management charge for maintenance of the development, currently £154.51 for the 6 month period of 01/12/2025 - 31/05/2026. 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.

Ground Floor WC

5' 2" x 4' 10" (1.57m x 1.47m)
maximum measurements

Bay Fronted Lounge

16' 6" x 12' 6" (5.03m x 3.81m)
maximum measurements into bay window

Living/Dining Kitchen

19' 2" x 15' 10" (5.84m x 4.83m)
maximum measurements

Utility Room

9' 3" x 5' 8" (2.82m x 1.73m)

Bedroom One

12' 7" x 12' 2" (3.83m x 3.71m)
maximum measurements

Ensuite Shower Room

7' 6" x 4' 11" (2.29m x 1.50m)



Bedroom Two

12' 7" x 11' 4" (3.83m x 3.45m)

maximum measurements

Bedroom Three

10' 9" x 9' 6" (3.28m x 2.90m)

maximum measurements

Bedroom Four

11' 10" x 9' 8" (3.61m x 2.95m)

maximum measurements

Bathroom

9' 3" x 6' 1" (2.82m x 1.85m)

maximum measurements

Garage

16' 3" x 9' 0" (4.95m x 2.74m)

Agent's Note

The property can be accessed by a private driveway that services four properties.





Services

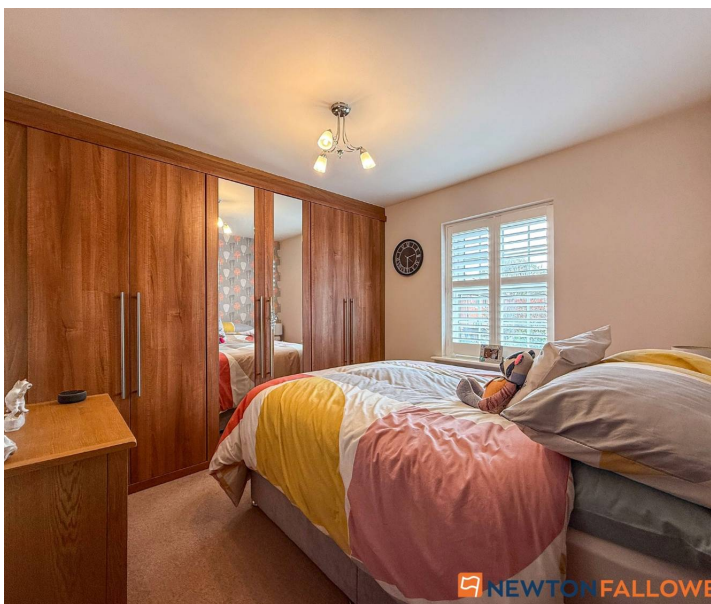
Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 1,523 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

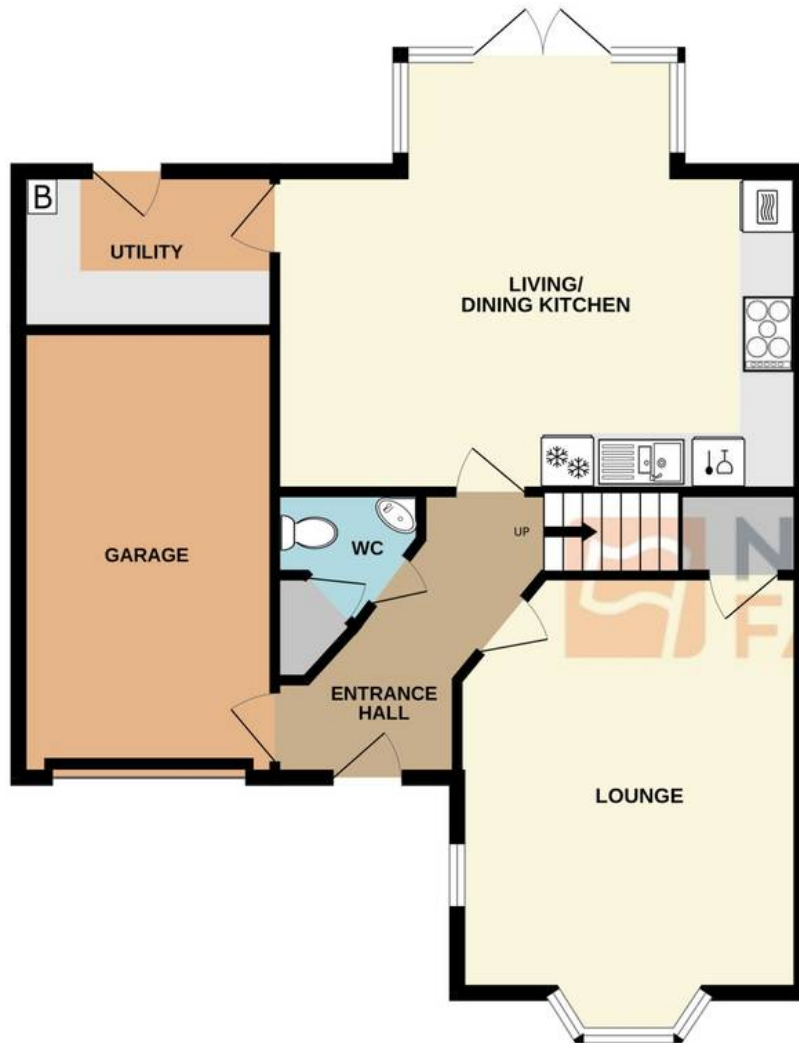
Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

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 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 choose 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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