

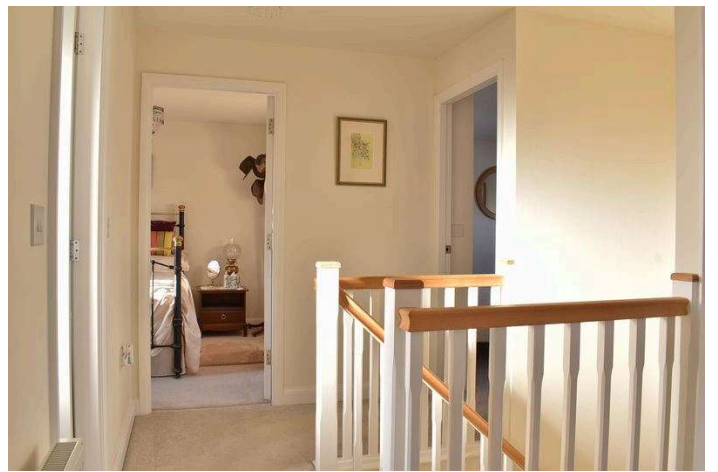
Hunters Road, Fernwood



GUIDE PRICE £390,000 to £400,000. A superb detached property which is a little under four years old, and has accommodation including a spacious lounge, fabulous dining kitchen/family room, study, cloakroom, four double bedrooms, bathroom and en-suite. The property has off road parking, a garage and a south west facing rear garden. Double glazing and gas central heating are installed. No Chain.

Guide Price £390,000 to £400,000







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 primary school, 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 spacious and welcoming reception hallway has the staircase rising to the first floor and provides access to the ground floor cloakroom, the study and the lounge. The hallway has a useful storage cupboard, two ceiling light points and a radiator.

Ground Floor Cloakroom

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

Study/Home Office 9' 0" x 7' 5" (2.74m x 2.26m)

This excellent study/home office has a window to the front elevation, a ceiling light point and a radiator.

Lounge 15' 1" x 11' 11" (4.59m x 3.63m) (excluding bay window)

This delightful and well proportioned reception room has a bay window to the front elevation, two ceiling light points and two radiators.

Dining Kitchen/Family Room 28' 4" x 12' 6" (8.63m x 3.81m) (at widest points)

This wonderful room is the heart of the family home and is multi-functional serving as a family room/dining room with the kitchen located to one end. There are two windows to the rear elevation and a feature square glazed bay with patio doors leading out to the garden. The kitchen area is fitted with an excellent range of contemporary base and wall units, complemented with square edge work surfaces and matching splash backs. There is a stainless steel sink, and integrated appliances include an eye level double oven, five burner gas hob with extractor hood above, dishwasher, fridge and freezer. There is also a small breakfast bar. The room is of sufficient size to comfortably accommodate both occasional and dining room furniture and has three ceiling light points and three radiators. A door leads into the utility room. Also accessed from the kitchen/diner is a large and useful storage cupboard which is sited beneath the staircase.

Utility Room 5' 7" x 5' 5" (1.70m x 1.65m)

The utility room has a half glazed door to the side of the property providing access to the driveway, and is fitted with a base unit with square edge work surface to match those of the kitchen, together with further wall units. There is space and plumbing for both a washing machine and a tumble dryer, an extractor fan, a ceiling light point and a radiator. The central heating boiler is located here.

First Floor Landing

The staircase rises from the reception hallway to the first floor landing which has doors into all four double bedrooms and the family bathroom. There is a ceiling light point and a radiator. The airing cupboard and access to the loft space are located on the landing.

Bedroom One 12' 7" x 11' 8" (3.83m x 3.55m) (excluding door recess)

An excellent sized double bedroom having dual aspect windows to the front and side elevations, a ceiling light point and a radiator. A door provides access to the en-suite shower room.

En-suite Shower Room

The en-suite has an opaque window to the front elevation and is fitted with a double width walk-in shower cubicle with mains shower, pedestal wash hand basin and WC. The room is complemented with part ceramic wall tiling and also has a ceiling light point, an extractor fan, a shaver socket and a heated towel rail.

Bedroom Two 12' 7" x 12' 2" (3.83m x 3.71m)

A further great sized double bedroom having a window to the front elevation, a ceiling light point and a radiator.

Bedroom Three 10' 11" x 10' 8" (3.32m x 3.25m)

A further double bedroom with a window to the rear elevation, a ceiling light point and a radiator.

Bedroom Four 10' 11" x 10' 2" (3.32m x 3.10m) (at widest points)

Bedroom four is also a good sized double and has a window to the rear elevation, a ceiling light point and a radiator. This room is currently utilised as a dressing room and the wardrobes in-situ are included within the sale.

Family Bathroom 6' 11" x 5' 6" (2.11m x 1.68m)

The well appointed family 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 enhanced with part ceramic tiling to the walls. In addition there is an extractor fan, a ceiling light point and a radiator.

Outside

To the front of the property are two small lawned garden areas bounded by hedgerow. A footpath leads to the front door. Located to the side of the property is the driveway which provides off road parking for at least two vehicles, this in turn leads to the garage. Gated access leads into the rear garden.

Single Garage 19' 11" x 10' 5" (6.07m x 3.17m)

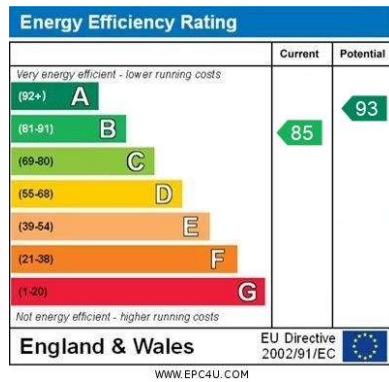
The garage has an up and over door to the front elevation and is equipped with power and lighting.

Rear Garden

The south west facing rear garden is fully enclosed and has been tastefully landscaped. There is a well maintained lawn and a number of raised beds containing a variety of mature shrubs, plants and trees. The sizeable patio situated to the rear of the house provides an ideal outdoor seating and entertaining area.

Council Tax

The property is in Band E.



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

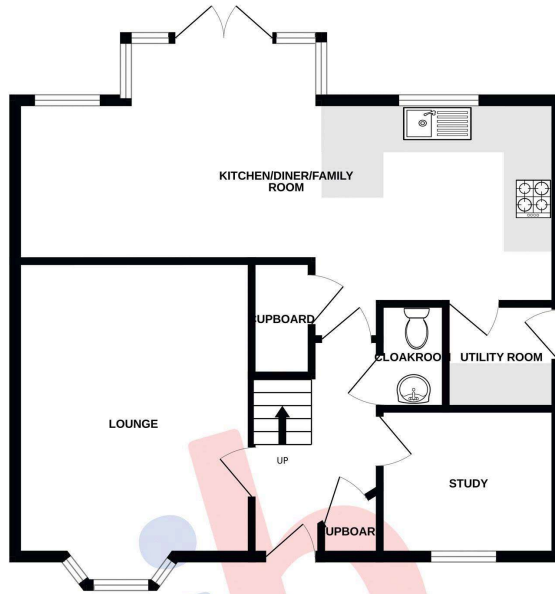
Vacant possession will be given upon completion. The tenure of the property is Freehold.

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.

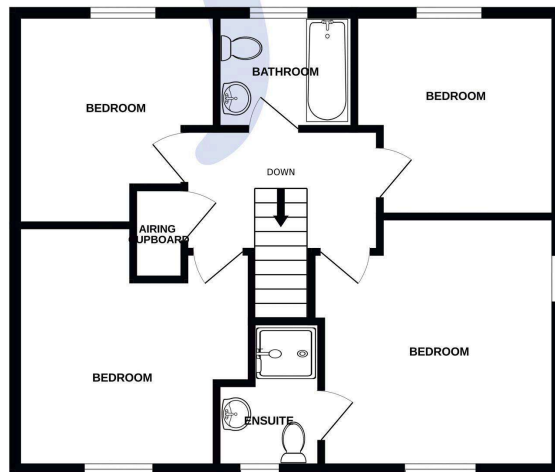
Services/Referral Fees

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. 00007569 14 April 2026

GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.



1ST FLOOR
637 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA : 1311 sq.ft. (121.8 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.
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