



Dale Crescent, Fernwood



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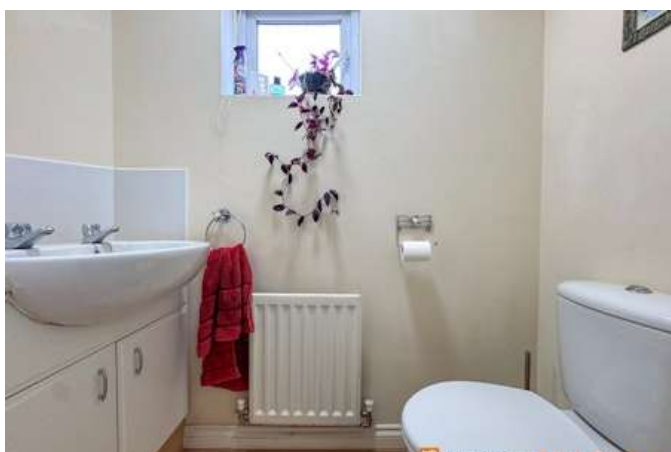
Guide Price £220,000 to £230,000



Key Features

- Spacious Detached Home
- Three Well-Proportioned Bedrooms
- Ensuite, Bathroom & G/F WC
- Dual Aspect Lounge
- Bay Fronted Dining Room & Kitchen
- Southwest Facing Rear Garden
- No Chain
- Council Tax Band: C
- EPC Rating: C
- Tenure Freehold





MARKETED WITH NO CHAIN! Deceptively spacious, this modern detached home is conveniently located within the ever popular village of Fernwood, boasting fantastic access to the A1, Newark town centre and a range of local amenities close to hand. This home enjoys a single garage, driveway and SOUTHWEST facing rear garden.

The property's well-proportioned accommodation comprises to the ground floor: inviting entrance hallway, WC, dual aspect lounge with bay window to the front and French doors to the rear garden, bay fronted dining room and a kitchen with appliances to include a four-ring gas hob and electric oven. The first floor has a family bathroom suite and three bedrooms, with the main bedroom also having an ensuite shower room.

Externally, the property enjoys a low maintenance gravelled frontage with a tarmac driveway providing off street parking. The driveway extends up to the single garage which has an electric up and over door, with a further personal door to the rear garden. The rear garden has been tastefully landscaped with a generous paved seating area, lawned area and a variety of plants/shrubs to borders. Other features of this home 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 Hall

Ground Floor WC 6'6" x 2'9" (2m x 0.8m)

Lounge 19'8" x 10'10" (6m x 3.3m)
maximum measurements into bay window

Dining Room 12'6" x 9'9" (3.8m x 3m)
maximum measurements into bay window

Kitchen 13'2" x 9'5" (4m x 2.9m)
majority measurements

First Floor Landing

Bedroom One 15'4" x 10'10" (4.7m x 3.3m)
majority measurements

Ensuite Shower Room 7'2" x 6'5" (2.2m x 2m)
maximum measurements

Bedroom Two 13'6" x 13'2" (4.1m x 4m)
maximum measurements

Bedroom Three 8'1" x 7'8" (2.5m x 2.3m)

Bathroom 6'8" x 6'6" (2m x 2m)

Garage 17'9" x 8'6" (5.4m x 2.6m)



Fernwood Management Charges

The property is subject to a management charge for maintenance of the development, the vendor paid £460.42 for 2024. 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.

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.

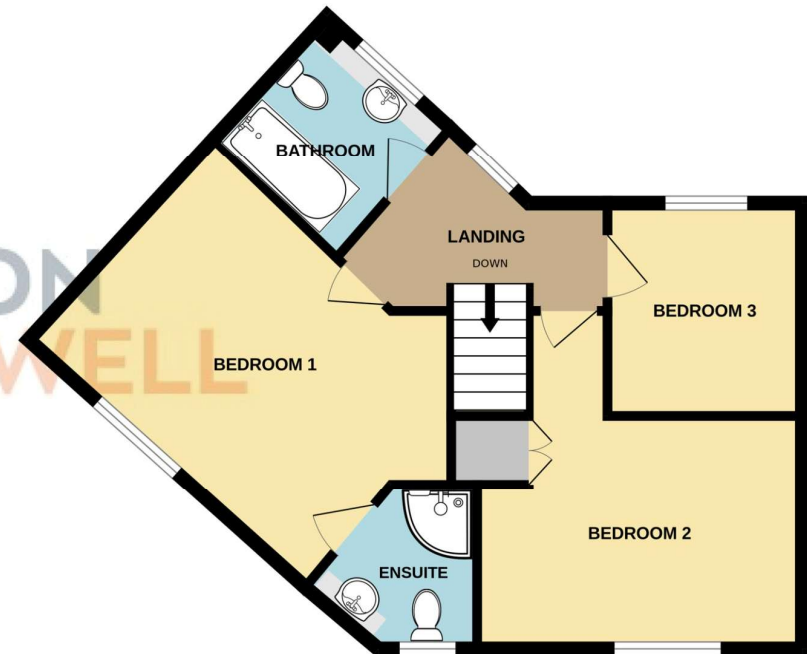




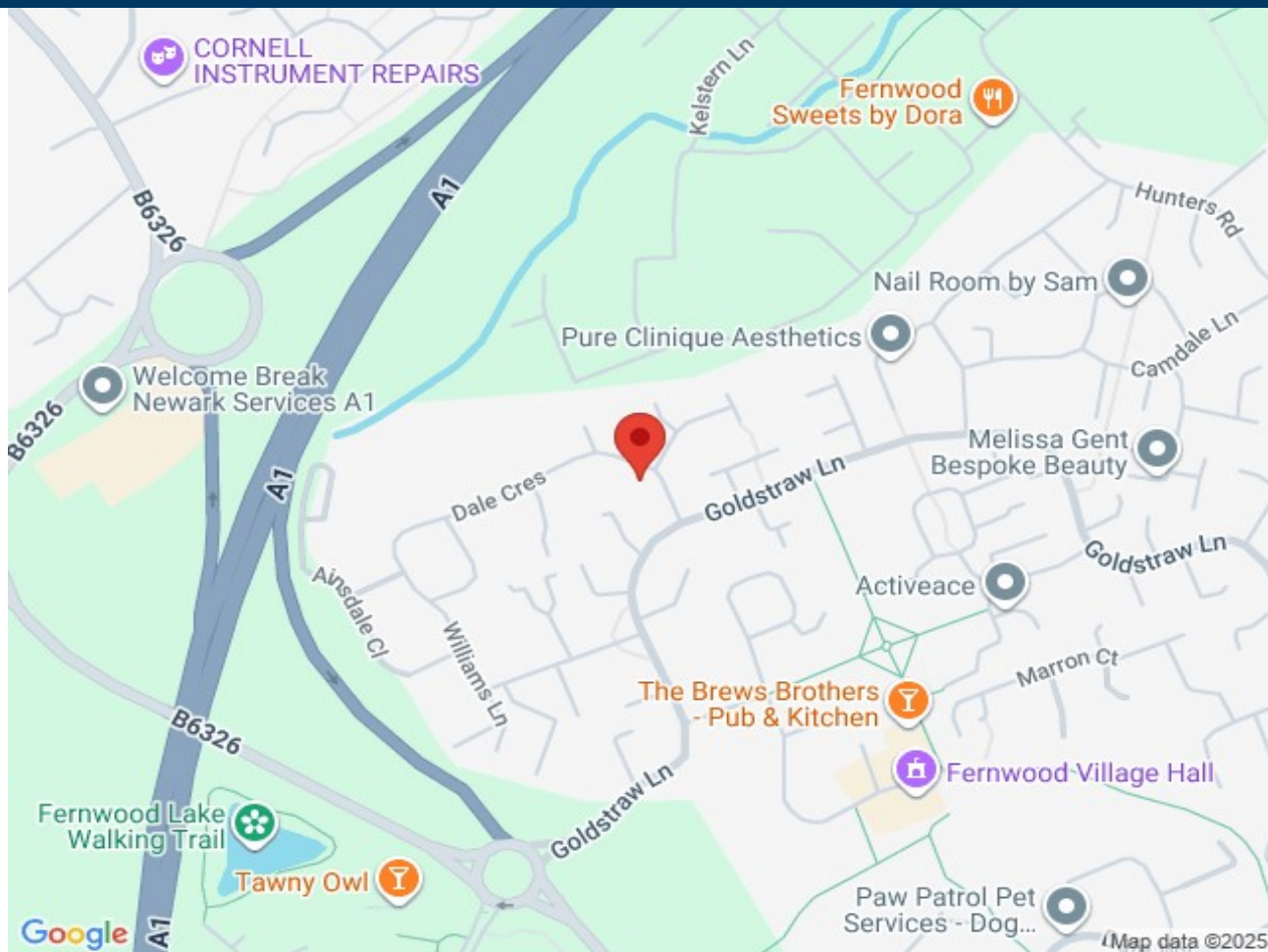
GROUND FLOOR



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		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		