



Dale Crescent, Fernwood, Newark

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OLIVER REILLY



Dale Crescent, Fernwood, Newark

Guide Price £190,000 - £200,000

- SPACIOUS END TERRACE HOME
- POPULAR LOCATION WITH EASE OF ACCESS ONTO A1
- LARGE LIVING ROOM & LOVELY CONSERVATORY
- WELL-APPOINTED SOUTH-WEST FACING REAR GARDEN
- NO LOCAL SERVICE CHARGES!
- THREE SIZEABLE BEDROOMS
- GENEROUS L-SHAPED DINING KITCHEN
- OFF-STREET PARKING & DETACHED GARAGE
- NEW ROOF & HEATING SYSTEM & ELECTRICS IN 2025
- EXCELLENT CONDITION! Tenure: Freehold. EPC 'D'

Guide Price: £190,000 - £200,000. AN IDEAL PLACE TO CALL HOME!...

It's time to MAKE YOUR MOVE and there's NOWHERE BETTER THAN THIS! Promoting a STYLISH & SPACIOUS semi-detached family-sized home. Pleasantly positioned in a cracking community setting, in the ever popular and growing modern-day village of Fernwood. Keenly situated for ease of access onto the A1, A46 and to Newark Town Centre, whilst set close to an immediate range of schools and amenities.

The WONDERFULLY WARM & WELCOMING accommodation promotes MORE THAN MEETS THE EYE! Comprising: Inviting entrance hall, a sizeable L-shaped dining kitchen, an equally spacious living room with feature fireplace and MULTI-FUEL BURNER. French doors flow through to a delightful conservatory, admiring views down the private garden. The first floor promotes THREE EXCELLENT SIZED BEDROOMS and an attractive family bathroom.

Externally, the superb setting and substantial space is equally matched by the interior. Greeted with off-street parking onto a MULTI-VEHICLE GRAVELLED DRIVEWAY.

The WELL-APPOINTED & SOUTH-WEST FACING rear garden showcases a magnificent external escape, with room for the whole family!

Enjoying a secluded paved seating area and access to a DETACHED GARAGE, with additional hardstanding, gated access and potential for a further rear driveway space.

Additional benefits of this EYE-CATCHING HOME include uPVC double glazing, no local service charges, a NEWLY INSTALLED GAS CENTRAL HEATING SYSTEM, a RECENT RE-WIRE and A NEW REPLACEMENT ROOF!

The only thing that's missing... IS YOU!

A GREAT OPPORTUNITY AWAITS! Internal viewings are VITAL in order to gain a full sense of appreciation.



ENTRANCE HALL:	8'4 x 5'10 (2.54m x 1.78m)
GENEROUS LIVING ROOM: Max measurements provided.	19'5 x 11'2 (5.92m x 3.40m)
CONSERVATORY: Of part brick and uPVC construction, with a pitched poly-carbonate roof. Providing oak-effect laminate flooring, a double panel radiator, power sockets, uPVC double glazed windows to both side and rear elevations. uPVC double glazed French doors open out to the lovely, private garden.	9'5 x 9'3 (2.87m x 2.82m)
SPACIOUS L-SHAPED DINING KITCHEN: Max measurements provided.	19'5 x 13'9 (5.92m x 4.19m)
FIRST FLOOR LANDING:	6'1 x 2'7 (1.85m x 0.79m)
MASTER BEDROOM: Max measurements provided.	14'5 x 10'7 (4.39m x 3.23m)
BEDROOM TWO: Max measurements provided.	14'4 x 9'8 (4.37m x 2.95m)
BEDROOM THREE: Max measurements provided.	13'6 x 9'4 (4.11m x 2.84m)
MODERN FAMILY BATHROOM:	9'4 x 5'5 (2.84m x 1.65m)
DETACHED GARAGE: Of concrete sectional construction, with a flat roof. Accessed via a manual up/over garage door. A rear wooden personal door opens out to the garden.	16'2 x 8'3 (4.93m x 2.51m)





EXTERNALLY:

This lovely family-sized home is pleasantly positioned in a highly renowned location, close to amenities and main road links. The front aspect provides dropped kerb vehicular access onto a MULTI-VEHICLE gravelled driveway. Access to the front entrance door, with external up/down light. There is a wooden fenced left side boundary, a part wrought-iron fenced and privet hedged right side boundary.

The WONDERFULLY WELL-APPOINTED REAR GARDEN is South-West facing and predominantly laid to lawn, with a small range of mature bushes/ shrubs. Enjoying a secluded Indian sandstone paved seating area, with outside tap and a double external power socket. Accessed directly from the uPVC French doors in the conservatory and the external door in the dining kitchen. Paved stepping stones lead to the bottom of the garden, with low-level picket fencing and gate, giving access to the DETACHED GARAGE. Secure high-level double gates give access to behind the property and promote potential vehicular access, with concrete hardstanding. There are fully fenced side and rear boundaries. A right sided personal gate gives access to the front and rear of the property.

Approximate Size: 997 Square Ft.

Measurements are approximate and for guidance only.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a newly installed system, with a combination boiler, a recent re-wire, a replacement roof and uPVC double glazing throughout.

PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'A'

EPC: Energy Performance Rating: 'D'

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Local Information & Amenities: Fernwood

Fernwood is situated on the outskirts of Balderton. This modern-day village provides a variety of properties for first time buyers, families and Investors. There is a regular bus service into Newark and there are a host of useful local amenities within the village, such as a local shop, village hall, sports field, hairdressers, a BRAND NEW secondary school, take away, wine bar and a public house set within walking distance of the development. The area has excellent road links onto the A1 and good access to a range of secondary schools towards Lincoln and Grantham. The historic market town of Newark-On-Trent is situated approximately 3.5 miles away from Fernwood Village, steeped with a lasting heritage and a wide selection of Independent retailers/high street shops, public houses, restaurants and eye-catching sites to see. There is also a generous selection of amenities in Balderton, including Sainsburys, Tesco Express, Lidl, Londis, a local post office, pharmacy, public houses and popular primary and secondary schools.

Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

Money Laundering Regulations:

Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:

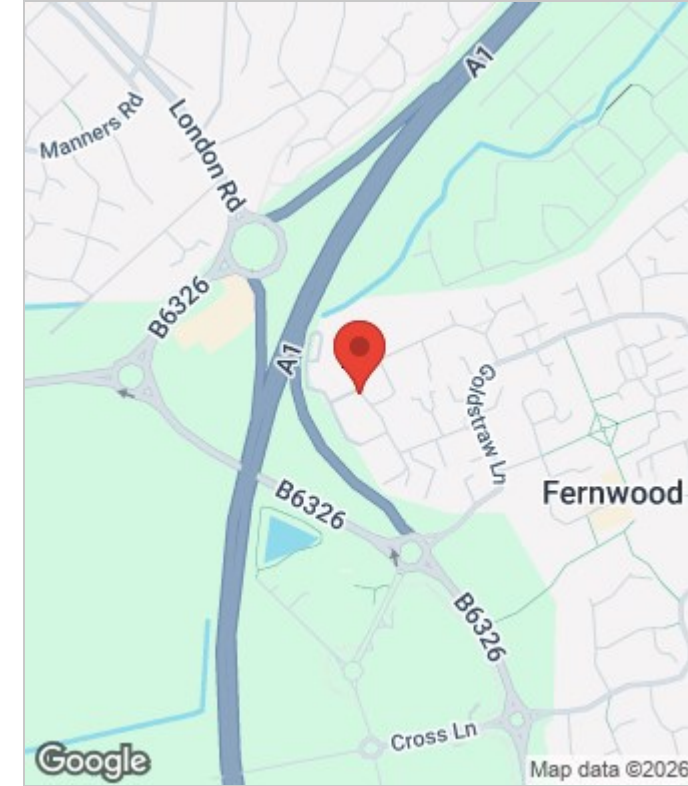
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.





GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	