



Dale Crescent, Fernwood, Newark

 3  1  1  tbc

 OLIVER REILLY







# Dale Crescent, Fernwood, Newark

- SPACIOUS MID-TERRACE HOME
- LARGE LOUNGE & CONSERVATORY
- GENEROUS & PRIVATE REAR GARDEN
- ADDITIONAL MULTI-CAR DRIVEWAY
- EASE OF ACCESS ONTO A1 & A46
- THREE BEDROOMS
- WELL-APPOINTED DINING KITCHEN
- SINGLE GARAGE WITH PARKING SPACE IN FRONT
- SCOPE TO ADAPT & MAKE YOUR OWN
- NO CHAIN! Tenure: Freehold. EPC 'tbc'

Guide Price: £170,000 - £180,000. SPACE & SCOPE TO MAKE YOUR OWN!

This generously sized mid-terrace home holds all the key ingredients to become a perfect long-term home. Boasting an expansive, yet adaptable internal layout, perfect for any growing family. There truly is a great opportunity make your own mark!

The property commands a great position, close to a range of local amenities, in the established modern-day development of Fernwood. Boasting the benefit of NO LOCAL SERVICE CHARGES but the renowned convenience of instant access onto the A1, A46 and to both Newark and Balderton.

The spacious internal accommodation comprises: A large living room with French doors into a HUGE MULTI-FUNCTIONAL CONSERVATORY and a dining kitchen. The first floor occupies THREE WELL-PROPORTIONED BEDROOMS, a family bathroom and separate W.C.

Externally, the front aspect is greeted with dropped kerb vehicular access onto a MULTI-VEHICLE DRIVEWAY. This is further enhanced by a SINGLE GARAGE and ADDITIONAL PARKING SPACE. Located adjacent to the house.

The well-appointed, private garden is an ideal family-sized space, with a delightful and unspoiled tree-lined outlook behind.

Further benefits expansive home include uPVC double glazing and gas fired central heating.

STEP ONTO THE LADDER and SET YOUR SIGHTS on this perfectly proportioned home, filled with heaps of potential to become your own! Marketed with \*\*NO ONWARD CHAIN!!\*\*.



Guide Price £170,000 - £180,000



<b>LARGE LIVING ROOM:</b> Max measurements provided. Width reduces to 9'6 ft. (2.90m).	19'4 x 17'5 (5.89m x 5.31m)
<b>SPACIOUS DINING KITCHEN:</b> Max measurements provided. Width reduces to 8'2 ft. (2.49m).	19'5 x 13'8 (5.92m x 4.17m)
<b>GENEROUS L-SHAPED CONSERVATORY:</b> Max measurements provided.	24'1 x 11'1 (7.34m x 3.38m)
<b>FIRST FLOOR LANDING:</b>	9'5 x 2'7 (2.87m x 0.79m)
<b>MASTER BEDROOM:</b> Max measurements provided.	14'4 x 10'8 (4.37m x 3.25m)
<b>BEDROOM TWO:</b> Max measurements provided.	14'5 x 9'6 (4.39m x 2.90m)
<b>BEDROOM THREE:</b> Max measurements provided.	10'7 x 9'4 (3.23m x 2.84m)
<b>FIRST FLOOR W.C.:</b>	5'5 x 3'1 (1.65m x 0.94m)
<b>TWO-PIECE BATHROOM:</b>	5'10 x 5'5 (1.78m x 1.65m)

**SINGLE GARAGE:**  
Located in a garage block, adjacent to the property for sale. Of brick built construction with a flat roof. Accessed via a manual up/over garage door, with a parking space in front.

**EXTERNALLY:**  
The front aspect is greeted with dropped kerb vehicular access onto a part paved multi-vehicle driveway. The front garden is laid to lawn and provides great scope to be adapted into further off-street parking options, if required. There is access to the front entrance door, with external wall light, fenced right side boundary, privet hedged front and left side boundaries.  
The well-appointed and FULLY ENCLOSED rear garden is predominantly laid to lawn. There is an extensive paved hard-standing at the bottom of the garden, with provision for a garden shed. There is an external light, outside tap, fenced side and rear boundaries, with an unspoiled tree-lined outlook behind. A secure wooden rear personal access gate opens onto a shared passageway, which leads to the front aspect of the property. PLEASE NOTE: There is NO SHARED ACCESS across the properties rear garden.





#### Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating 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.

#### Approximate Size: 1,100 Square Ft.

Measurements are approximate and for guidance only.

#### Local Authority:

Newark & Sherwood District Council.

#### Council Tax: Band 'A'

#### EPC: Energy Performance Rating: 'tbc'- On Order

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 a 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.





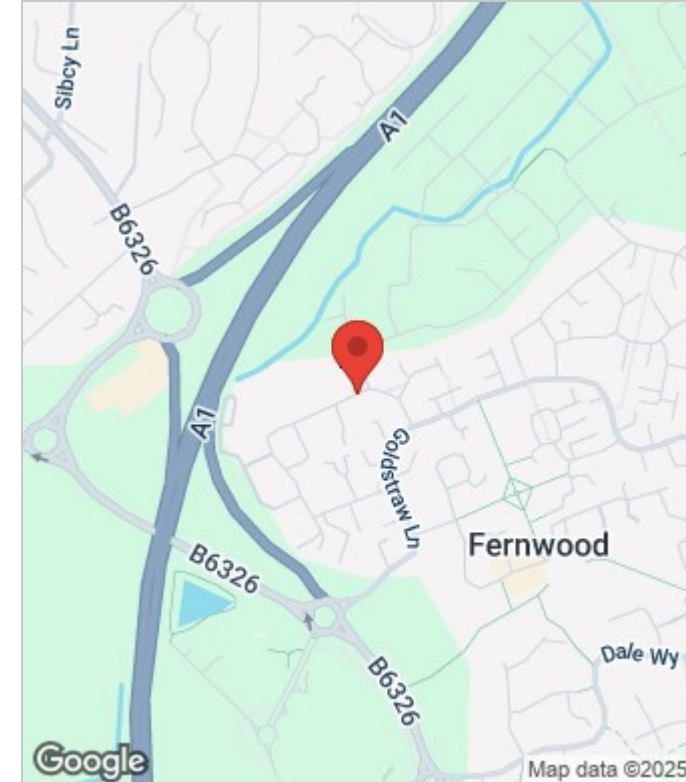




GROUND FLOOR



1ST FLOOR



### Energy Efficiency Rating

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