



Dale Way, Fernwood, Newark

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 OLIVER REILLY



# Dale Way, Fernwood, Newark

- IMPECCABLE DETACHED EXECUTIVE HOME
- POPULAR & CONVENIENT LOCATION
- MAGNIFICENT OPEN-PLAN LIVING/DINING KITCHEN
- CONTEMPORARY FAMILY BATHROOM & TWO EN-SUITES
- BEAUTIFULLY LANDSCAPED & PART WALLED GARDEN
- FIVE DOUBLE BEDROOMS
- THREE GENEROUS RECEPTION ROOMS
- GF W.C & UTILITY ROOM
- DETACHED DOUBLE GARAGE & EXTENSIVE DRIVEWAY
- NO CHAIN! Tenure: Freehold. EPC 'tbc'

BRIGHT, MODERN & PERFECT FOR FAMILY LIFE!!! \*\*NO CHAIN!!!

Expect to be IMPRESSED by this SUPERB, SUBSTANTIAL and EXCEPTIONALLY WELL-PRESENTED detached family home. Occupying an enviable corner plot position in the hugely sought-after and conveniently situated modern-day village of Fernwood. Close to a wide array of amenities and excellent transport links. Promising ease of access onto the A1 and A46.

Not only does this EYE-CATCHING EXECUTIVE HOME showcase IMMACULATE PRESENTATION!... It promotes a BRIGHT, AIRY & FREE-FLOWING internal layout. Spanning in excess of 2,100 square/ft. Ensuring a roomy and adaptable design, that's set to suit any growing family's needs!

The copious accommodation comprises: Inviting reception hall with Scandinavian oak flooring, a ground floor W.C, a MAGNIFICENT OPEN-PLAN LIVING/ DINING FAMILY KITCHEN. Leading into a separate utility room, a generous living room, multi-purpose study and a formal dining room. This also lends itself to be utilised for a variety of purposes.

The delightful galleried first floor landing has a bifurcated staircase leading into a STUNNING FOUR-PIECE FAMILY BATHROOM and FIVE DOUBLE BEDROOMS (all with fitted wardrobes). Two of which are enhanced by STYLISH & MODERN EN-SUITES.

Externally, the FLAWLESS FEATURES CONTINUE... As the house STANDS PROUD with a high-degree of kerb appeal, on an enviable corner plot. Greeted with a MULTI-VEHCILE TARMAC DRIVEWAY, sweeping round to a DETACHED DOUBLE GARAGE. Equipped with power and lighting.

The wonderful rear garden is the epitome of an external oasis. Promoting privacy and serenity! Having been tastefully landscaped, with room for the whole family to appreciate! Including a delightful block paved and walled SOUTH-FACING courtyard. Perfect for relaxing and entertaining!

THE ULTIMATE FAMILY HOME AWAITS – FULL OF SPACE, STYLE AND COMFORT! Marketed with \*\*NO ONWARD CHAIN!!!\*\*.



Asking Price: £525,000



|                                                                                                                                                                                                      |                              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| RECEPTION HALL:<br>Max measurements provided.                                                                                                                                                        | 14'5 x 12'8 (4.39m x 3.86m)  |
| GROUND FLOOR W.C:                                                                                                                                                                                    | 5'4 x 3'7 (1.63m x 1.09m)    |
| OPEN-PLAN LIVING/DINING FAMILY KITCHEN:                                                                                                                                                              | 22'7 x 14'9 (6.88m x 4.50m ) |
| UTILITY ROOM:                                                                                                                                                                                        | 8'2 x 5'4 (2.49m x 1.63m)    |
| GENEROUS LIVING ROOM:                                                                                                                                                                                | 18'1 x 15'10 (5.51m x 4.83m) |
| DINING ROOM:                                                                                                                                                                                         | 12'5 x 6'10 (3.78m x 2.08m)  |
| MULTI-PURPOSE STUDY:                                                                                                                                                                                 | 12'5 x 9'8 (3.78m x 2.95m)   |
| GALLERIED FIRST FLOOR LANDING:                                                                                                                                                                       | 16'1 x 13'4 (4.90m x 4.06m)  |
| MASTER BEDROOM:<br>Max measurements provided.                                                                                                                                                        | 18'2 x 11'10 (5.54m x 3.61m) |
| MASTER EN-SUITE:                                                                                                                                                                                     | 7'6 x 4'5 (2.29m x 1.35m)    |
| BEDROOM TWO:<br>Max measurements provided.                                                                                                                                                           | 12'6 x 9'7 (3.81m x 2.92m)   |
| EN-SUITE SHOWER ROOM:<br>Max measurements provided.                                                                                                                                                  | 7'10 x 5'6 (2.39m x 1.68m)   |
| BEDROOM THREE:<br>Max measurements provided.                                                                                                                                                         | 12'7 x 12'1 (3.84m x 3.68m)  |
| BEDROOM FOUR:                                                                                                                                                                                        | 12'6 x 9'1 (3.81m x 2.77m)   |
| BEDROOM FIVE:                                                                                                                                                                                        | 12'0 x 7'8 (3.66m x 2.34m)   |
| MODERN FOUR-PIECE FAMILY BATHROOM:                                                                                                                                                                   | 8'9 x 6'8 (2.67m x 2.03m)    |
| DETACHED DOUBLE GARAGE:<br>Of brick built construction, with a pitched pantile roof. Accessed via two manual up/ over garage doors. Equipped with power, lighting and over-head eaves storage space. | 17'10 x 17'3 (5.44m x 5.26m) |



#### 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.

#### EXTERNALLY:

This attractive detached home occupies a wonderful corner plot position. Standing on a brilliant 0.13 of an acre corner plot. The front aspect is greeted with an extensive and sweeping tarmac driveway. Allowing AMPLE OFF-STREET PARKING, which leads down to a DETACHED DOUBLE GARAGE. The well-maintained front garden is predominantly gravelled, with a block paved pathway leading to the front entrance porch, with external ceiling light. There are partial planted bushes and shrubs. A low-level hedged front boundary. The block paved pathway continues to the left side aspect, with external wall light, up to a secure wooden personal gate. Opening into the BEAUTIFUL, WELL-APPOINTED and HIGHLY PRIVATE rear garden. Predominantly laid to lawn with a range of Silver Birch trees and complementary planted borders. There is a skate shingled oval pathway, taking the centre of the garden and a wrap-around block paved pathway, leading to a SECLUDED SOUTH FACING SEATING/ ENTERTAINMENT AREA. There is an outside tap, external security light, double external power socket, part walled and fenced boundaries, ensuring a vast degree of privacy, all year round.

#### Approximate Size: 2,135 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, a functional alarm system 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.

#### Fernwood Management/ Service Charges:

Properties in this location may be subject to management charges for maintenance of the immediate development and services. There may be charges for the sale and purchase of a property in this location. The vendor has confirmed they the 'First Port' Management Company. The total cost amounts to approximately £335 a year. Please speak to the agent for further details.

#### Local Authority:

Newark & Sherwood District Council.

#### Council Tax: Band 'F'

#### 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.

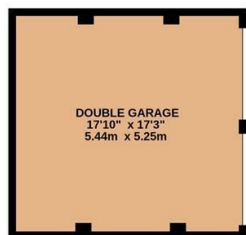




GROUND FLOOR



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 |         |           |

England & Wales

EU Directive  
2002/91/EC

