



Phoenix Lane, Fernwood, Newark

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OLIVER REILLY



Phoenix Lane, Fernwood, Newark

Offers in excess of £270,000



ENTRANCE HALL: 11'5 x 6'7 (3.48m x 2.01m)

Accessed via a secure obscure panelled external door. A lovely inviting reception hall. Providing wood-effect vinyl flooring, carpeted stairs with an open-spindle balustrade and oak handrail. Rising to the first floor. A ceiling light fitting, smoke alarm, single panel radiator, electrical RCD consumer unit and central heating thermostat. Access into the kitchen/diner, lounge/diner and ground floor W.C. Max measurements provided.

GROUND FLOOR W.C.: 5'7 x 2'10 (1.70m x 0.86m)

Providing continuation of the wood-effect vinyl flooring. A low-level W.C and a corner fitted pedestal wash hand basin with chrome mixer tap and partial walled tiled splash back. Single panel radiator, ceiling light fitting and extractor fan.

STYLISH DINING KITCHEN: 13'8 x 8'11 (4.17m x 2.72m)

With wood-effect vinyl flooring. The extensive fitted kitchen hosts a vast range of fitted wall and base units with laminate roll-top work surfaces over, up-stands and under-counter lighting. Inset 1.5 bowl stainless steel sink with drainer and mixer tap. Integrated dishwasher, fridge freezer, medium height electric oven and separate four ring gas hob with stainless steel extractor hood above and obscure glass splash back. Integrated washing machine. Access to the concealed 'IDEAL' combination boiler. Sufficient space for a dining table. Ceiling light fitting, double panel radiator and uPVC double glazed window to the front elevation.

OPEN-PLAN LIVING SPACE: 15'2 x 15'1 (4.62m x 4.60m)

A SUPERBLY GENEROUS RECEPTION ROOM. Providing multi-purpose use. Providing continuation of the wood-effect vinyl flooring. Two ceiling light fittings, a stylish vertical radiator and single panel radiator. Sufficient living/ dining space. Bioethanol fire. TV, phone point & ethernet connections. A useful walk-in under stairs storage cupboard. Delightful feature walk-in bay with uPVC double glazed windows to the side and rear elevation. uPVC double glazed French doors open out into the garden. Max measurements provided.

FIRST FLOOR LANDING: 10'4 x 2'9 (3.15m x 0.84m)

Providing carpeted flooring, a ceiling light fitting. Smoke alarm. Large storage cupboard with double doors. Carpeted stairs with an open-spindle balustrade and oak handrail, rising to the second floor. Access into the family bathroom and three WELL-PROPORTIONED bedrooms.

BEDROOM TWO/ LOUNGE: 14'5 x 8'5 (4.39m x 2.57m)

A LOVELY DOUBLE BEDROOM. Currently utilised as a first floor sitting room. Providing carpeted flooring, a ceiling light fitting, single panel radiator and uPVC double glazed window to the rear elevation. Overlooking the low-maintenance garden. Max measurements provided.

BEDROOM THREE: 12'2 x 8'6 (3.71m x 2.59m)

A further DOUBLE bedroom. Providing carpeted flooring, a ceiling light fitting, single panel radiator and a uPVC double glazed window to the front elevation. With an unspoiled outlook over the local recreational grounds. Max measurements provided.

BEDROOM FOUR: 9'2 x 6'3 (2.79m x 1.91m)

A well-appointed bedroom. Providing carpeted flooring, ceiling light fitting and single panel radiator. uPVC double glazed window to the rear elevation. Overlooking the lovely enclosed garden.

- CONTEMPORARY SEMI-DETACHED HOME
- FOUR WELL-PROPORTIONED BEDROOMS
- EXTENSIVE DINING KITCHEN
- MASTER BEDROOM WITH FITTED WARDROBES & EN-SUITE
- DESIRABLE LOCATION. CLOSE TO A1/A46
- VERSATILE THREE-STOREY LAYOUT
- SUPERB OPEN-PLAN LIVING SPACE
- GF W.C & FIRST FLOOR BATHROOM
- MULTI-CAR DRIVEWAY & LOW-MAINTENANCE GARDEN
- EXQUISITE CONDITION. Tenure: Freehold EPC 'B' (85)

AS GOOD AS NEW...!

We are delighted to share this simply EXQUISITE semi-detached ex-show home. Pleasantly positioned within a highly renowned and newly established development. In the heart of the popular modern-day village of Fernwood. Close to amenities and excellent transport links, with the A1 and A46 easily accessible. This STUNNING three-storey home is presented to an EXCEPTIONALLY HIGH STANDARD. Boasting a spacious and highly versatile internal layout, in excess of 1,200 square/ft. Comprising: Inviting entrance hall, ground floor W.C, fabulous well-appointed kitchen. Hosting a range of integrated appliances. Followed by a SUPERB OPEN-PLAN LOUNGE/DINER with a bioethanol fire. The first floor landing hosts THREE GENEROUS BEDROOMS. One of which is utilised as a first floor sitting room and a stylish three-piece bathroom. IF that wasn't enough, you're bound to fall HEAD OVER HEELS for the MARVELOUS 22FT MASTER BEDROOM. A HUGE space, with extensive fitted wardrobes, Velux roof lights and access into a lovely en-suite shower room. Externally, the property boasts a delightful, low-maintenance and fully enclosed rear garden with a paved patio and large garden shed and summerhouse. The front aspect is greeted by a multi-car tandem driveway, with a delightful and unspoiled outlook over the local recreational field. Further benefits of this sleek and stylish contemporary home include uPVC double glazing throughout, gas central heating via a combination boiler, a high energy efficiency rating (EPC: B), NO LOCAL SERVICE CHARGES and a remaining NHBC warranty! Offering all you ever need... AND MORE! What are you waiting for? STEP INSIDE... to gain a full sense of appreciation for this superb residence. Steeped in quality from the outset!





EPC: Energy Performance Rating: 'B' (85)

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.

FIRST FLOOR BATHROOM:

6'9 x 6'3 (2.06m x 1.91m)

Of stylish contemporary design. Providing wood-effect vinyl flooring. A panelled bath with chrome mixer tap, mains shower facility, rainfall shower head, clear glass shower screen and floor to ceiling modern walled tiled splash backs. Low-level W.C, pedestal wash hand basin with chrome mixer tap with tiled splash back. Ceiling light fitting, extractor fan and obscure uPVC double glazed window to the front elevation. Max measurements provided.

SECOND FLOOR LANDING:

3'4 x 3'4 (1.02m x 1.02m)

With carpeted flooring, an open-spindle balustrade with oak handrail, a ceiling light fitting, smoke alarm, single panel radiator. Large walk-in storage cupboard. Access into the large master bedroom suite.

MASTER BEDROOM:

22'9 x 11'5 (6.93m x 3.48m)

A STUNNING MASTER SUITE. VERY generously proportioned. Providing carpeted flooring, two ceiling light fittings, two single panel radiators, a central heating control panel (split-level), TV point, loft hatch access point and extensive fitted wardrobes with sliding doors. Two Velux roof lights to the rear elevation. Access into the en-suite shower room. Max measurements provided up to the fitted wardrobes.

MASTER EN-SUITE:

8'2 x 6'4 (2.49m x 1.93m)

Of stylish contemporary design. Providing wood-effect vinyl flooring. A double fitted shower cubicle with electric shower facility with rainfall shower head and modern great floor to ceiling tiled splash backs. Low-level W.C, pedestal wash hand basin with chrome mixer tap and tiled splash back. Single panel radiator, ceiling light fitting and extractor fan. Obscure uPVC double glazed window to the front elevation.

EXTERNALLY:

The front aspect is greeted with dropped kerb vehicular access onto a multi-car tarmac tandem driveway, to the left side elevation. The front garden is laid to lawn with a paved pathway leading to the front entrance door, with storm canopy and external wall light. There is an established planted front border. A secure timber access gate, located on the driveway, leads into the well-appointed, fully enclosed and low-maintenance rear garden. Predominantly laid to lawn with a paved seating area. Paving stones lead to the bottom of the garden, to a garden shed and summerhouse. This is included in the sale. There is an outside tap and fully fenced side/ rear boundaries.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via an 'IDEAL' combination boiler, NHBC WARRANTY 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.

NO LOCAL SERVICE CHARGES:

This property does NOT have any local management or service charges. For further clarification. Please speak to the agent.

Approximate Size: 1,232 Square Ft.

Measurements are approximate and for guidance only.

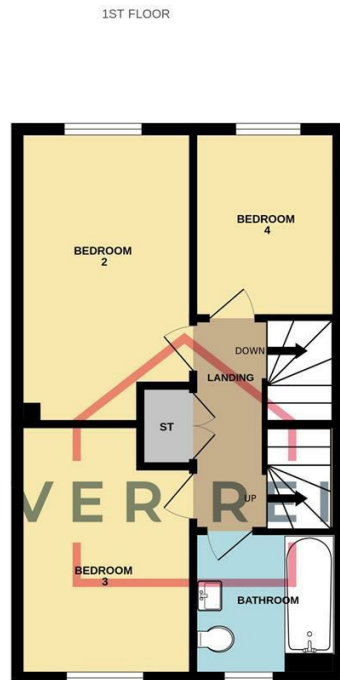
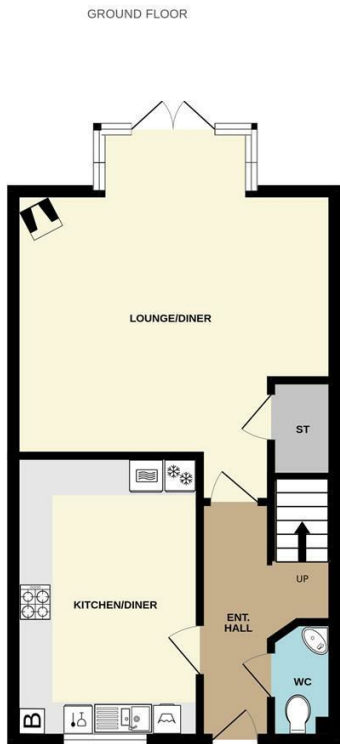
Local Authority:

Newark & Sherwood District Council.

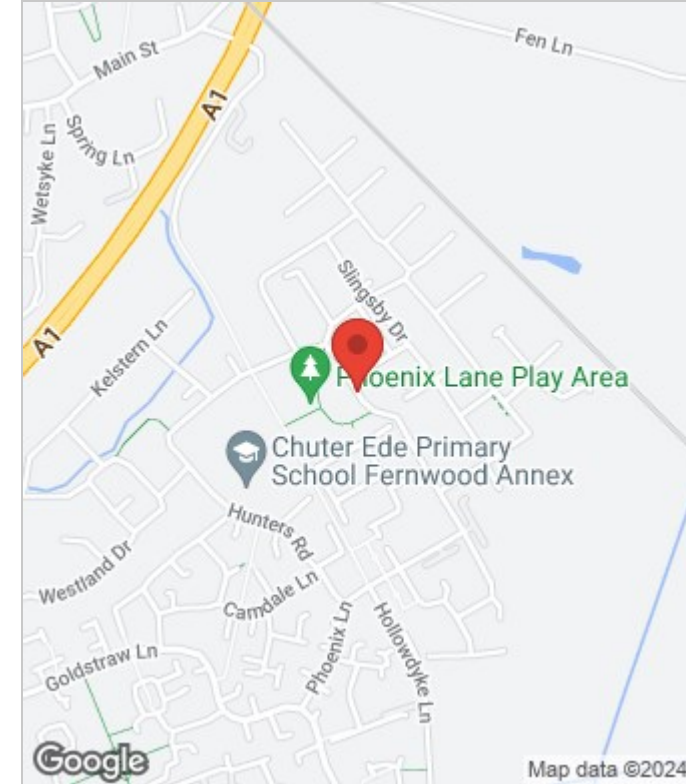
Council Tax: Band 'C'







OLIVER REILLY



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

