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FOR SALE
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Dakota Drive, Fernwood, Newark

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OLIVER REILLY



Dakota Drive, Fernwood, Newark

- STUNNING FOUR BEDROOM TOWN HOUSE
 - POPULAR LOCATION WITH A1 ACCESS
 - UTILITY ROOM & GF W.C
 - HIGH-RANGE OF COMPLEMENTARY UPGRADES
 - SINGLE GARAGE & MULTI-CAR DRIVEWAY
- EX-SHOW HOME! EXCELLENT CONDITION!
 - SPACIOUS & SUBLIME KITCHEN
 - LARGE LOUNGE DINER WITH FRENCH DOORS
 - MASTER EN-SUITE & FOUR-PIECE BATHROOM
 - LOVELY LOW-MAINTENANCE GARDEN!

Tenure: Freehold. EPC 'B'

AS GOOD AS NEW...!

Prepare to be IMPRESSED by this simply SUBLIME semi-detached town house. Presented to an EXCEPTIONALLY HIGH STANDARD and promising a RANGE OF HIGH-QUALITY UPGRADES, having been the ORIGINAL SHOW HOME for this outstanding 'Kings Meadow' development.

This gorgeous residence was constructed by Allison Homes and STANDS PROUD with a high-degree of kerb appeal and allows for great convenience to a wide range of local amenities, onto the A1 and A46.

This substantial family-sized home commands a SPACIOUS AND VERSATILE LAYOUT spanning over three floors, comprising: Inviting reception hall, an EXTENSIVE FITTED KITCHEN boasting a range of integrated appliances, a separate utility room, stylish ground floor W.C and an OPEN PLAN LOUNGE/DINER with French doors out to a paved seating area.

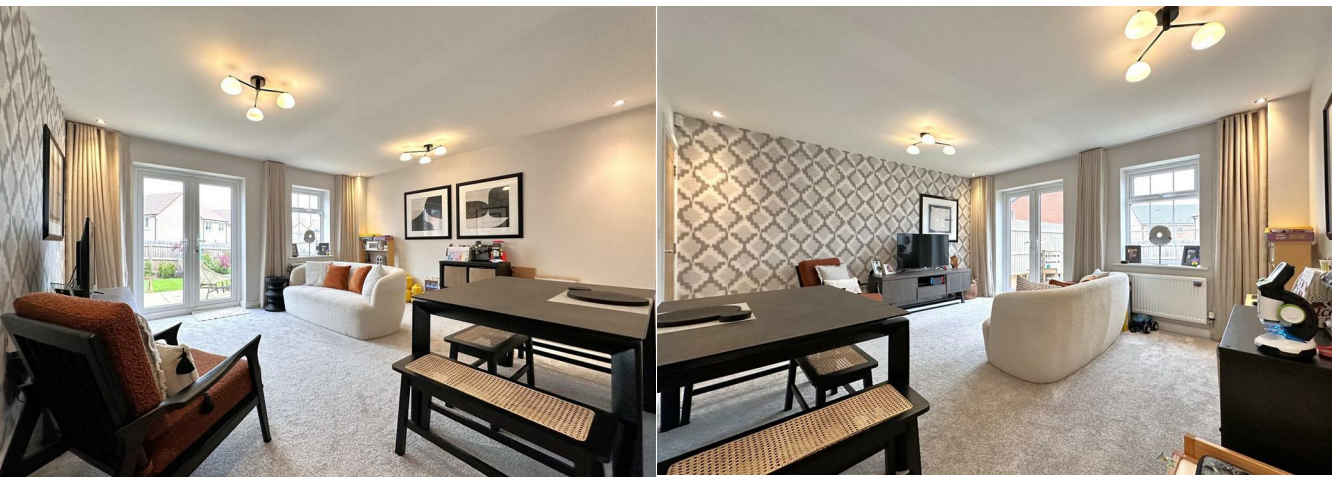
The copious first floor landing provides a LAVISH FOUR-PIECE BATHROOM and TWO DOUBLE BEDROOMS. The beautiful master bedroom is enhanced by extensive fitted wardrobes a fitted vanity/ dressing area and FABULOUS EN-SUITE SHOWER ROOM.

The second floor boasts TWO FURTHER DOUBLE BEDROOMS. Promising a wonderful range of living flexibility across every level!

Externally, the property is greeted with an attractive front garden, equally matched by a well-appointed, fully enclosed rear garden, leading out to a SINGLE GARAGE. Equipped with power and lighting. There is AMPLE OFF-STREET PARKING for multiple vehicles, in front of the garage itself.

Further benefits of this SLEEK, STYLISH and simple STUNNING home include uPVC double glazing, gas central heating, 9 years remaining on an NHBC warranty, OWNED solar panels (for hot water), complementary oak internal doors and a high energy efficiency rating (EPC: 'B').

Presenting MODERN DAY LIVING AT IT'S FINEST!.. Step inside and FALL IN LOVE! We promise you won't leave disappointed!



Guide Price £290,000



INVITING ENTRANCE HALL:	16'10 x 3'9 (5.13m x 1.14m)
STUNNING FITTED KITCHEN:	10'9 x 9'10 (3.28m x 3.00m)
UTILITY ROOM:	7'3 x 6'8 (2.21m x 2.03m)
GROUND FLOOR W.C:	6'7 x 3'3 (2.01m x 0.99m)
GENEROUS LOUNGE/DINER:	14'10 x 13'4 (4.52m x 4.06m)
FIRST FLOOR LANDING:	15'1 x 6'4 (4.60m x 1.93m)
MASTER BEDROOM:	13'4 x 12'10 (4.06m x 3.91m)
Max measurements provided up to fitted wardrobes.	
EN-SUITE SHOWER ROOM:	7'5 x 5'5 (2.26m x 1.65m)
BEDROOM FOUR:	10'4 x 8'7 (3.15m x 2.62m)
FOUR-PIECE FAMILY BATHROOM:	10'4 x 6'1 (3.15m x 1.85m)
SECOND FLOOR LANDING:	2'10 x 2'10 (0.86m x 0.86m)
BEDROOM THREE:	15'1 x 10'1 (4.60m x 3.07m)
BEDROOM FOUR:	15'10 x 12'7 (4.83m x 3.84m)
Max measurements provided. Width reduces to 8'6 ft (2.59m).	
SINGLE GARAGE:	19'7 x 9'7 (5.97m x 2.92m)
Of brick built construction, with a pitched tiled roof and external wall light to the front aspect. Accessed via a manual up/over garage door. Equipped with power and lighting.	



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.

EXTERNALLY:

The property holds a great level of kerb appeal and stands in a popular and convenient location, with a newly established modern-day development. Close to both amenities and transport links. The front aspect is greeted with a wrought-iron personal gate, opening onto a paved pathway, up to the front entrance door, with storm canopy above and two external up/ down lights. There is access to the concealed gas meter and an outside tap. The beautifully maintained front garden is predominantly laid to lawn with partially planted and slate shingled borders. There are wrought-iron fenced side and front boundaries. The paved front pathway continues to a right sided wooden personal gate, down to the LOVELY and FULLY ENCLOSED rear garden. Predominantly laid to lawn, with complementary planted borders and an EXTENSIVE PAVED SEATING AREA. Directly accessed from the uPVC double glazed French doors in the large lounge/diner. Promoting the perfect place for relaxing and entertaining! There are three external up/ down lights, fully fenced side and rear boundaries. A right sided wooden personal gate opens out to the TARMAC TANDEM DRIVEWAY. Suitable for multiple vehicles, with access into the single garage.

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.

Owned Solar Panels:

The vendor has confirmed there are 5 OWNED solar panels to the front roof elevation. These are used to heat the hot water for the property.

Approximate Size: 1,250 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

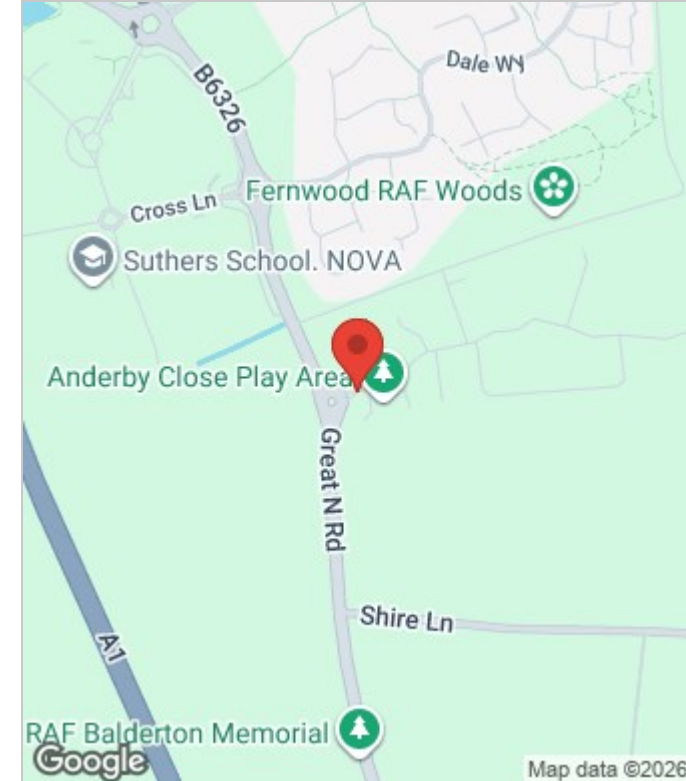
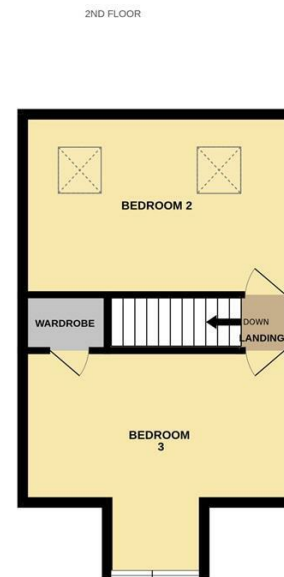
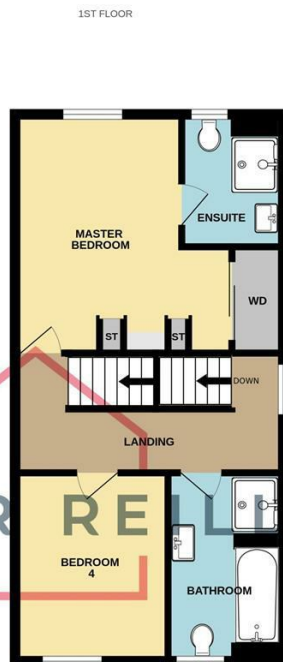
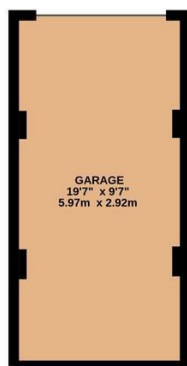
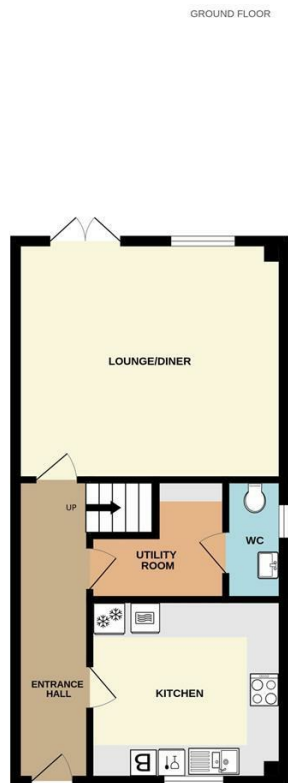
Council Tax: Band 'C'

EPC: Energy Performance Rating: 'B' (90)

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.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	90	91
(81-91) B		
(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 	