



Phoenix Lane, Fernwood, Newark

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OLIVER REILLY



Phoenix Lane, Fernwood, Newark

- SUPERB DETACHED HOME
- DESIRABLE LOCATION. CLOSE TO AMENITIES
- FABULOUS OPEN-PLAN DINING KITCHEN
- FIRST FLOOR BATHROOM & EN-SUITE
- WELL-APPOINTED SOUTH-WEST FACING GARDEN
- FOUR BEDROOMS
- GENEROUS LIVING ROOM
- GF W.C & UTILITY CUPBOARD
- DETACHED GARAGE & MULTI-CAR DRIVEWAY
- NO CHAIN! Tenure: Freehold EPC 'B' (84)

A MAGNIFICENT MODERN GEM...! **NO CHAIN! **

This splendid, stylish and sophisticated detached family-sized home is AS GOOD AS NEW! Occupying an enviable position in the heart of the popular village of Fernwood, close to a wide array of amenities and transport links. Including ease of access onto the A1 and A46.

If you're searching for an eye-catching contemporary STUNNER... Then look no further! This house has all you can want... AND MORE!

In addition to its high-degree of kerb appeal, the property provides a spacious and free-flowing layout, almost reaching 1,00 square/ft, comprising: Inviting entrance hall, ground floor W.C, a large living room and a FABULOUS 18FT OPEN-PLAN DINING KITCHEN, with French doors out onto a sizeable paved seating area.

The first floor landing hosts a three-piece family bathroom and FOUR WELL-PROPORTIONED BEDROOMS. The master bedroom is further enhanced by FITTED WARDROBES and an EN-SUITE SHOWER ROOM.

Externally, the property is captivated by a larger than average sized plot, with a lovely SOUTH-WEST FACING rear garden. Promoting the perfect space for any growing family to enjoy, whilst hosting a great space for entertaining.

The front aspect is greeted with dropped kerb vehicular access onto a MULTI-CAR TANDEM DRIVEWAY. Ensuring off-street parking for up to three vehicles, with access down to a DETACHED SINGLE GARAGE. Providing power and lighting.

Further benefits of this excellent contemporary home include uPVC double glazing, gas fired central heating, remaining NHBC warranty, a high energy efficiency rating (EPC: B) and the benefit of NO LOCAL SERVICE CHARGES!

Showcasing MODERN LIVING AT ITS FINEST...! This all-round family favourite is NOT TO BE MISSED! Marketed with **NO ONWARD CHAIN! **.



Offers in excess of £295,000



ENTRANCE HALL:

13'10" x 4'7" (4.22m x 1.40m)

An inviting reception hall, accessed via an obscure panelled composite front door. Providing wood-effect vinyl flooring, a single panel radiator, two ceiling light fittings, smoke alarm, wall inset electrical RCD consumer unit, wall mounted central heating thermostat. Grey carpeted stairs with oak handrail and open spindle balustrade rise to the first floor. Under-stairs storage cupboard with provision for a freestanding tumble dryer. Access into the large living room, open-plan living/dining kitchen and ground floor W.C. Max measurements provided.

GROUND FLOOR W.C:

7'1" x 2'9" (2.16m x 0.84m)

With continuation of the wood-effect vinyl flooring. Providing a low-level W.C with push-button flush and a pedestal wash hand basin with chrome mixer tap and partial wall tiled splash-back's. Single panel radiator, ceiling light fitting and a uPVC double glazed window to the side elevation.

GENEROUS LIVING ROOM:

16'5" x 10'8" (5.00m x 3.25m)

A well-proportioned reception room. Providing grey carpeted flooring, two ceiling light fittings, two single panel radiators, telephone/Internet/TV connectivity points, and a paned uPVC double glazed window to the front elevation. Max measurements provided.

OPEN-PLAN DINING KITCHEN:

18'1" x 11'1" (5.51m x 3.38m)

The hub of this wonderful home. Showcasing a superb OPEN-PLAN family space, with continuation (from the hallway) of the wood-effect vinyl flooring. The stylish modern kitchen provides a vast array of light grey high-gloss wall, draw and base units with laminate flat edge wood-effect work-surfaces over, up-stands, partial wall tiled splash-backs and under unit wall lighting. Inset 1.5 bowl stainless steel sink with chrome mixer tap and drainer. Integrated fridge freezer, dishwasher and electric oven with four ring gas hob over, with glass splash-back behind and stainless steel extractor hood above. Fitted breakfast bar. Two ceiling light fittings, and a double panel radiator. A fitted utility cupboard houses the modern 'IDEAL' gas fired combination boiler. A fitted laminate roll-top work surfaces and plumbing/ provision for a washing machine. The open-plan space has sufficient living and dining space, a uPVC double glazed window to the rear elevation and uPVC double glazed French doors, opening out onto a paved seating area, in the garden. Max measurements provided.

FIRST FLOOR LANDING:

12'9" x 2'10" (3.89m x 0.86m)

With grey carpeted flooring, an open spindle balustrade and handrail. Two ceiling light fittings, loft hatch access point, smoke alarm, single panel radiator, double fitted storage cupboard. Access into the family bathroom and all four bedrooms.

MASTER BEDROOM:

11'9" x 8'10" (3.58m x 2.69m)

A lovely DOUBLE bedroom, located at the front of the house. With carpeted flooring, a central ceiling light fitting, single panel radiator, wall mounted central heating thermostat, TV/telephone connectivity point, fitted double wardrobe with mirrored glass sliding doors. Paned uPVC double glazed window to the front elevation. Access into the en-suite shower room.

EN-SUITE SHOWER ROOM:

6'4" x 6'1" (1.93m x 1.85m)

With wood-effect vinyl flooring. A low-level W.C with push-button flush, pedestal wash hand basin with chrome mixer tap and partial wall tiled splash-back's behind. Double fitted shower cubicle with glass sliding door, floor to ceiling grey patterned ceramic wall tiling and an electric shower facility. Single panel radiator, ceiling light fitting, shaver point and extractor fan.



BEDROOM TWO:	9'8 x 9'3 (2.95m x 2.82m)
A further DOUBLE bedroom located at the rear of the house, providing grey carpeted flooring, a ceiling light fitting, single panel radiator and a paned uPVC double glazed window to the rear elevation, overlooking the garden. Max measurements provided.	
BEDROOM THREE:	8'6 x 6'8 (2.59m x 2.03m)
With grey carpeted flooring, a single panel radiator, ceiling light fitting and a paned uPVC double glazed window to the front elevation. Max measurements provided.	
BEDROOM FOUR:	8'8 x 8'3 (2.64m x 2.51m)
With grey carpeted flooring, a single panel radiator, ceiling light fitting and a paned uPVC double glazed window to the rear elevation overlooking the lovely garden.	
FAMILY BATHROOM:	6'7 x 5'7 (2.01m x 1.70m)
With wood-effect vinyl flooring, a panelled bath with chrome mixer tap and medium height patterned grey wall tiled splash-backs, a low-level W.C with push-button flush and a pedestal wash hand basin with chrome mixer tap and partial wall tiled splash-backs. Double panel radiator, ceiling light fitting, extractor fan and a uPVC double glazed window to the side elevation.	
DETACHED SINGLE GARAGE:	16'10 x 8'8 (5.13m x 2.64m)
Of brick built construction, with a pitched tiled roof. Accessed via a manual up/ over garage door. Equipped with power and lighting.	
EXTERNALLY:	
The front aspect provides a paved pathway leading to the front entrance door with external up/ down light. The front garden is laid to lawn with complementary slate shingled borders and an array of established bushes. The right side aspect provides dropped kerb vehicular access onto a MULTI-CAR tandem driveway, leading down to the detached single garage. A timber gate opens into the well-appointed, beautifully maintained and fully enclosed SOUTH-WEST FACING rear garden. Predominantly laid to lawn, with a range of established bushes. There is a generous paved patio, directly from the French doors in the dining kitchen. There is an outside tap, external power socket, fully fenced side and rear boundaries.	
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.	
Approximate Size: 992 Square Ft.	
Measurements are approximate and for guidance only. This does not include the detached garage.	
Tenure: Freehold.	
Sold with vacant possession on completion.	
Local Authority:	
Newark & Sherwood District Council.	
Council Tax: Band 'D'	

EPC: Energy Performance Rating: 'B' (84)

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:

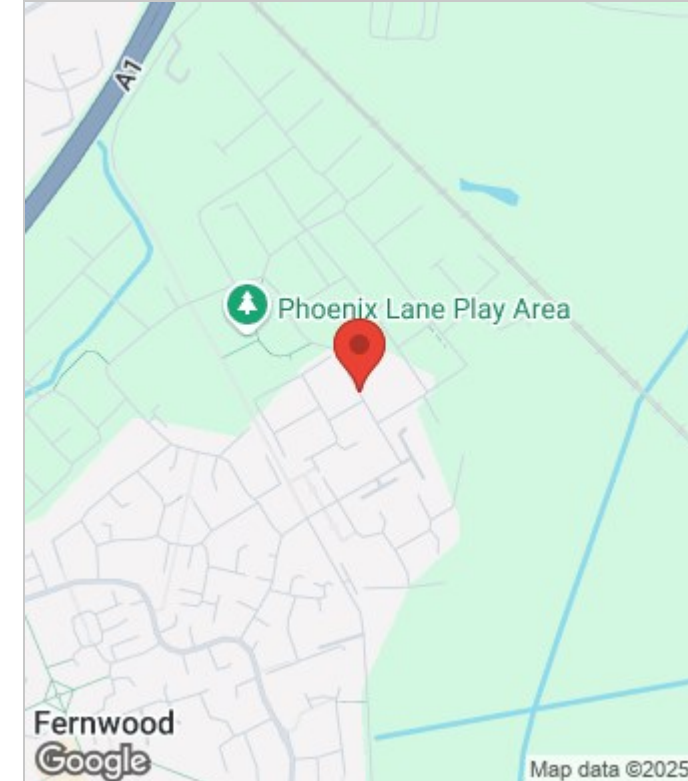
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

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.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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	