

TRADITIONAL
VALUES & SERVICE

ALASDAIR
MORRISON

FROM AN INDEPENDENT
LOCAL AGENT

AND PARTNERS

Putting you and your property first



28 Dale Way, Fernwood, Newark, Nottinghamshire, NG24 3GH

£378,000



Property Description

An excellent opportunity to purchase this beautifully presented five bedroom executive home situated on a corner plot within Fernwood village. This property offers substantial space set over three floors offering versatile family living, rear private gardens, detached double garage and ample off road parking. The Fernwood development offers many amenities including primary schooling, modern village hall offering many social events, tennis courts, gym, nursery and grocery shop. EPC rating C

ENTRANCE HALL

A spacious hallway with doors off to the reception rooms, kitchen and cloakroom. Ceramic tiled flooring. Radiator.

LOUNGE

16' 09" x 13' 10" (5.11m x 4.22m) Window to the front elevation. Central feature fireplace inset with living flame gas fire. Two radiators. Television aerial point. Telephone point. Double doors open to the dining area.

DINING ROOM

13' 10" x 9' 09" (4.22m x 2.97m) French doors open to the rear garden. Double doors open to the kitchen and double doors open to the lounge. Radiator. Wooden flooring.



LIVING BREAKFAST KITCHEN

20' 11" x 12' 00" (6.38m x 3.66m) Fitted with a range of wall and base units surmounted by a wooden working surface inset with a ceramic one and a half sink and drainer. Matching central island. Integrated appliances include double oven with five ring gas hob and extractor above and dishwasher. Window to the rear elevation. Splash back tiling and downlights inset to ceiling. The breakfasting area has space for a table and French doors opening to the rear garden and doors open to the dining area.

UTILITY ROOM

6' 02" x 5' 06" (1.88m x 1.68m) Having a range of wall and base units surmounted by a working surface. Under working surface space and plumbing for a washing machine. Under working surface space for a tumble dryer. Wall mounted boiler serving the gas fired central heating system. Door to the side elevation.

STUDY

11' 06" x 8' 04" (3.51m x 2.54m) A versatile reception room which can be utilised to suit individual needs including study or playroom. Having a window to the front elevation. Radiator.

CLOAKROOM

White suite comprising wash hand basin and low suite WC. Radiator.

FIRST FLOOR LANDING

A light and airy galleried landing with a window to the front elevation. Radiator. Space for office working or additional seating area. Stairs rise to the second floor, doors off to:-



BEDROOM ONE

16' 10" x 13' 11" (5.13m x 4.24m) Window to the front elevation. Wooden flooring. Radiator. Television aerial point. Telephone point. Archway to:

DRESSING AREA

9' 08" x 4' 08" (2.95m x 1.42m) Having a range of fitted wardrobes. Window to the rear elevation. Radiator.







EN-SUITE

9' 07" x 7' 07" (2.92m x 2.31m) Comprising panelled bath, wash hand basin, low suite wc and separate shower cubicle. Radiator. Splash back tiling and tiled floor. Extractor fan. Window to the rear elevation.

BEDROOM TWO

12' 01" x 11' 07" (3.68m x 3.53m) Window to the rear elevation. Built in double wardrobe. Radiator.

BEDROOM THREE

12' 05" x 11' 10" (3.78m x 3.61m) Window to the front elevation. Built in double wardrobe. Radiator.

FAMILY BATHROOM

8' 09" x 8' 06" (2.67m x 2.59m) Comprising panelled bath, wash hand basin, low suite wc and separate shower cubicle. Radiator. Splash back tiling and tiled floor. Extractor fan. Window to the rear elevation.

SECOND FLOOR

Velux window light. Radiator. Doors off to:-

BEDROOM FOUR

18' 5" x 14' 01" (5.61m x 4.29m) Window to the front elevation, velux window to the rear elevation. Radiator. Fitted wardrobe.

BEDROOM FIVE

18' 05" x 13' 03" (5.61m x 4.04m) Window to the front elevation, velux window to the rear elevation. Radiator.

SHOWER ROOM

Shower cubicle, wash hand basin and low suite wc. Radiator. Splash back tiling.

GARDEN

Situated on a corner plot with foot access from both Dale Way and Oakfield Road. The front garden is mainly laid to lawn with hedge borders. The enclosed rear garden can be accessed via a side gate, is mainly laid to lawn with raised vegetable beds, mature trees and shrub planting while a large decked area and additional patio areas offer superb outdoor seating areas. The double detached garage is accessed via a driveway off Oakfield Road and offers ample off road parking.

TENURE

Freehold with vacant possession.

LOCAL AUTHORITY

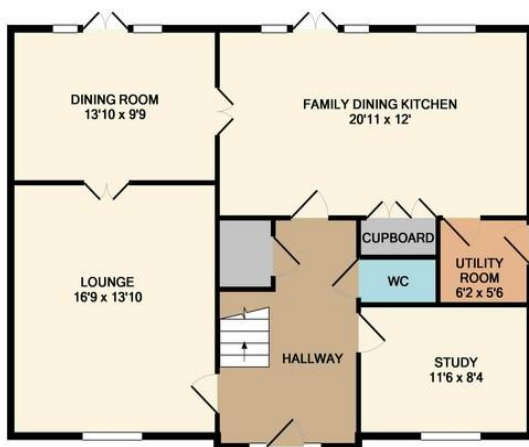
Newark and Sherwood District Council, Castle House, Great North Road, Newark, NG24 1BY

SERVICES

All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

VIEWING INFORMATION

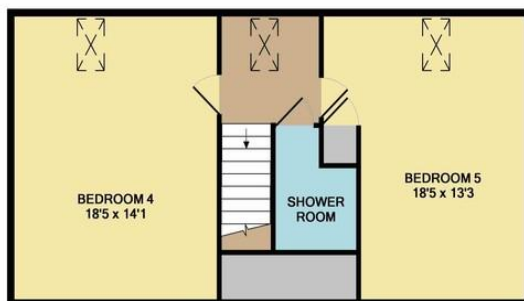
By appointment with the agents office.



GROUND FLOOR
APPROX. FLOOR
AREA 905 SQ.FT.
(84.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 902 SQ.FT.
(83.8 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 638 SQ.FT.
(59.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 2445 SQ.FT. (227.2 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2018



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements