



Westland Drive, Fernwood
Guide Price £475,000 to £485,000



Westland Drive

Fernwood, Newark

Having undergone a superb range of upgrades and enhancements since its original construction, this impressive modern detached home offers far more than its original new-build specification. Combining generous and flexible accommodation with a wealth of thoughtful improvements, the property is ideally suited to modern family life, with the outstanding open plan living/dining kitchen forming the true heart of the home.

Further highlights include air conditioning to both the dining room and main bedroom, a five-camera CCTV system, two electric garage doors and a magnificent landscaped rear garden with dedicated entertaining areas.

The accommodation is approached via an inviting entrance hallway with access to a useful ground floor WC and home office, alongside a generous lounge. A separate dining room benefits from air conditioning and French doors opening directly onto the rear garden, while the superb open plan living/dining kitchen provides an exceptional sociable space for everyday family life and entertaining. The kitchen is fitted with a central island incorporating a breakfast bar and a range of integrated appliances including a five-ring gas hob, electric oven and grill, dishwasher and fridge/freezer. The adjoining utility room provides further practical space, while a second set of French doors opens from the living area onto the landscaped garden.

The first floor is equally impressive, with a pleasant landing incorporating a small reception area, ideal as a reading or study space. There are four well-proportioned bedrooms, three of which benefit from fitted wardrobes, together with a four-piece family bathroom. The main bedroom is particularly impressive, enjoying the benefit of air conditioning, fitted wardrobes and a luxurious four-piece en-suite bathroom.





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Externally, the property continues to impress. The well-planted frontage is complemented by a substantial tarmac driveway to the side, providing ample off-street parking and leading to the detached double garage. The garage benefits from power and lighting, together with the considerable convenience of two electric garage doors.

The beautifully landscaped rear garden is undoubtedly one of the property's standout features, having been thoughtfully designed to provide a variety of spaces for both relaxation and entertaining. A substantial paved terrace immediately adjoins the property and leads onto a lawn, with feature raised beds and established planting creating an attractive and mature setting.

To the far end of the garden is a particularly private section with provision for a hot tub, alongside a further paved and covered seating area, creating a wonderful space for enjoying the garden throughout the year. Further benefits include gas central heating, UPVC double glazing, intruder alarm system, air conditioning to two rooms, a five-camera CCTV system and the reassurance that the property remains within its NHBC warranty.

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

Fernwood

Fernwood is located on the edge of Balderton, approximately 3 miles south of Newark giving easy access to the A1, only 4.5 miles to the A46 and benefitting from a regular bus service. There is a range of amenities including a day nursery, primary school, village hall, 2 public houses, convenience store, fitness gym, personal training centre, and a hairdresser.

Entrance Hallway

13' 4" x 9' 3" (4.06m x 2.82m)
maximum measurements

Ground Floor WC

5' 3" x 2' 11" (1.60m x 0.89m)

Lounge

16' 6" x 12' 5" (5.03m x 3.79m)

Dining Room

10' 5" x 10' 2" (3.17m x 3.10m)

Home Office

9' 8" x 9' 3" (2.95m x 2.82m)
maximum measurements

Living/Dining Kitchen

20' 0" x 13' 4" (6.10m x 4.06m)
maximum measurements

Utility Room

6' 0" x 5' 3" (1.83m x 1.60m)





Bedroom One

13' 11" x 13' 8" (4.24m x 4.17m)
maximum measurements

Ensuite Bathroom

8' 4" x 6' 10" (2.54m x 2.08m)
maximum measurements

Bedroom Two

12' 5" x 11' 4" (3.79m x 3.45m)

Bedroom Three

11' 6" x 10' 1" (3.50m x 3.07m)

Bedroom Four

12' 2" x 8' 8" (3.71m x 2.64m)
maximum measurements

Family Bathroom

8' 9" x 8' 4" (2.67m x 2.54m)
maximum measurements

Detached Double Garage

17' 6" x 17' 0" (5.33m x 5.18m)

The Interactive Property Report can be viewed on the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, and On The Market. FURTHER MATERIAL INFORMATION FOR THIS PROPERTY can be found within the report and includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.



Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 1,977 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls, chimney breasts etc and alterations to the floorplan to ensure it is representative of the property's layout. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.





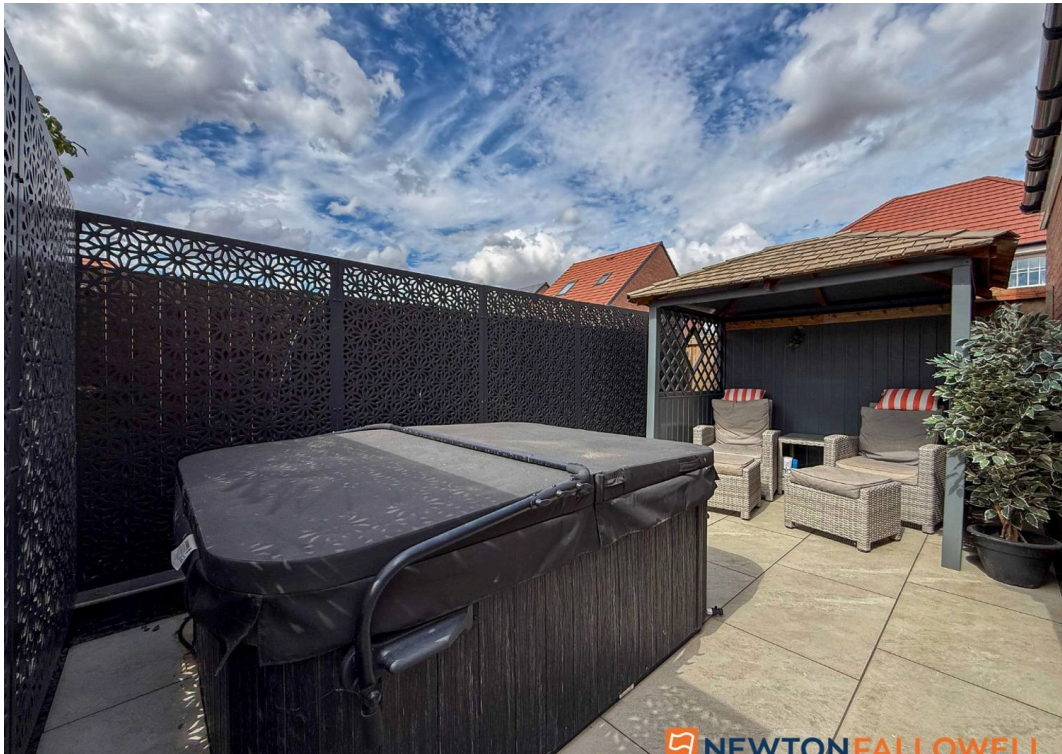
Anti-Money Laundering Regulations

Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

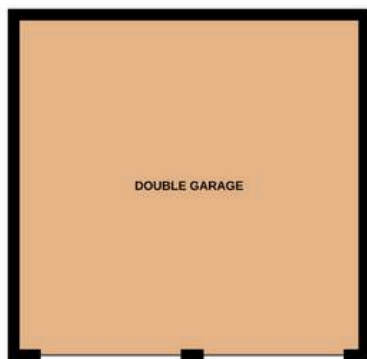
Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you to our conveyancing partner, we receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we receive a percentage of the fees if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.





GARAGE



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Newton Fallowell

Newton Fallowell, 12-14 Middle Gate - NG24 1AG

01636 706444 · newark@newtonfallowell.co.uk · www.newtonfallowell.co.uk/newark

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