



Anderby Close, Fernwood
Asking Price £340,000



Anderby Close

Fernwood, Newark

Occupying a delightful position overlooking the green open space of Anderby Close Play Area, this attractive detached family home was built in 2024 and offers beautifully presented, contemporary accommodation throughout. Ideally suited to modern family living, the property enjoys excellent access to the A1, a wide range of local amenities, owned solar panels for improved energy efficiency, and the reassurance of the remaining NHBC warranty.

The welcoming entrance hallway sets the tone for the well-designed accommodation, with a convenient ground floor W/C and a generous triple-aspect lounge. Filled with natural light, this inviting reception space features French doors opening onto the rear garden, creating a seamless connection between indoor and outdoor living. Equally impressive is the spacious dining kitchen, thoughtfully designed with a breakfast bar and a comprehensive range of integrated appliances, including an induction hob, double electric oven, dishwasher and fridge/freezer. A further set of French doors opens onto the garden, while an adjoining utility room provides practical everyday convenience. Upstairs, the property continues to impress with four well-proportioned bedrooms and a stylish family bathroom. The main bedroom benefits from fitted wardrobes and a contemporary en-suite shower room, offering a comfortable and private retreat.

Externally, the property enjoys an enviable position with a driveway and single garage providing off-street parking. The rear garden is deceptively spacious, predominantly laid to lawn and offers an excellent space for children to play, outdoor entertaining or simply relaxing. Further benefits include gas central heating, UPVC double glazing, owned solar panels and the peace of mind that comes with the remaining NHBC warranty, making this a fantastic opportunity to acquire a nearly new family home in a sought-after location.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B





Entrance Hall

7' 4" x 6' 2" (2.23m x 1.88m)
maximum measurements

Ground Floor WC

5' 5" x 3' 3" (1.65m x 0.99m)

Lounge

22' 5" x 11' 3" (6.83m x 3.43m)

Dining Kitchen

22' 5" x 9' 11" (6.83m x 3.02m)

Utility Room

8' 10" x 6' 2" (2.69m x 1.88m)

Bedroom One

13' 3" x 11' 4" (4.04m x 3.45m)
maximum measurements

Ensuite Shower Room

8' 3" x 6' 3" (2.52m x 1.91m)
maximum measurements

Bedroom Two

13' 3" x 10' 2" (4.04m x 3.10m)

Bedroom Three

11' 4" x 8' 10" (3.45m x 2.69m)

Bedroom Four

8' 10" x 8' 8" (2.69m x 2.64m)
maximum measurements

Family Bathroom

7' 8" x 5' 6" (2.34m x 1.68m)



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.

Agent's Note - Solar Panels

The property was built with 3 solar panels.

Services

Mains gas, electricity, water and drainage are connected.





Square Footage

The square footage for this property is approximately 1,403 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.



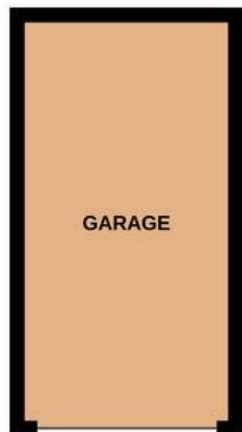
Anti-Money Laundering Regulations

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.





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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