



Carmelita Avenue, Fernwood, Newark

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 OLIVER REILLY



# Carmelita Avenue, Fernwood, Newark

Guide Price £200,000 - £210,000

- CONTEMPORARY END TERRACE HOME
- ATTRACTIVE MODERN CUL-DE-SAC
- GF W.C. & DINING KITCHEN
- LOVELY LOW-MAINTENANCE GARDEN
- EASE OF ACCESS ONTO A1, A46 & TOWN CENTRE
- THREE BEDROOMS
- GENEROUS LIVING ROOM
- FIRST FLOOR BATHROOM & EN-SUITE
- TWO ALLOCATED PARKING SPACES
- VIEWING ESSENTIAL! Tenure: Freehold. EPC 'tbc'

Guide Price: £220,000 - £210,000. A MARVELLOUS MODERN-DAY GEM!

Take a look at this superb end terrace home. Pleasantly situated within a quiet residential cul-de-sac. Closely situated for ease of access onto the A1, A46 and to a range of schools and amenities.

You'll fall HEAD OVER HEELS for the charm and personality instilled inside this gorgeously warm and welcoming home. Offering a deceptive internal layout, comprising: Inviting entrance hall, ground floor W.C with a large storage cupboard. A well-appointed dining kitchen and a large DUAL-ASPECT multi-purpose living room, with French doors opening out into the garden. The first floor landing hosts a contemporary family bathroom and three well-proportioned bedrooms. The master bedroom is further enhanced by an en-suite shower room.

Externally, the property provides TWO ALLOCATED PARKING SPACE. Side-by-side. In front of the house itself. The French doors in the living room lead out into a captivating, low-maintenance part wall enclosed rear garden.

Further benefits of this attractive contemporary cracker include uPVC double glazing throughout and gas fired central heating.

YOUR NEXT MOVE AWAITS... Step inside and gain a full sense of appreciation for this lovely modern-day home.



#### ENTRANCE HALL:

7'6 x 7'4 (2.29m x 2.24m)

Accessed via a part of obscure side entrance door. Providing wood-effect vinyl flooring, ceiling light fitting, smoke alarm, wall mounted central heating thermostat, Carpeted stairs with open spindle balustrade and handrail, rising to the first floor. Access into the generous living room, contemporary dining kitchen and ground floor W.C.

#### GROUND FLOOR W.C:

4'6 x 3'7 (1.37m x 1.09m)

With vinyl flooring, a low-level W.C with integrated push-button flush, pedestal wash hand basin with chrome taps and mosaic wall tiled splash backs. Ceiling light fitting, single panel radiator, large fitted double storage cupboard, housing, the electrical RCD consumer unit. Obscure uPVC double glazed window to the front elevation.

#### DINING KITCHEN:

12'2 x 8'1 (3.71m x 2.46m)

With continuation of the wood-effect vinyl flooring. The extensive kitchen provides a range of fitted cream wall and base units with laminate work surfaces over, up-stands and grey bevelled tiled splash backs. Inset stainless steel sink with chrome mixer tap and drainer. Integrated electric oven with dour ring gas hob over, stainless steel splash back and extractor hood above. Provision for an under-counter washing machine, slimline dishwasher and freestanding fridge freezer. Access to the 'IDEAL' combination boiler. Space for a dining table and chairs. Double panel radiator, ceiling light fitting, carbon monoxide alarm and a paned uPVC double glazed window to the front elevation.

#### LARGE LIVING ROOM:

15'1 x 14'6 (4.60m x 4.42m)

A generous, multi-purpose reception room, providing carpeted flooring, two ceiling light fittings, two single panel radiators, TV/telephone connectivity points. Useful under-stairs storage cupboard and uPVC double glazed window to the side elevation. uPVC double glazed French doors with uPVC double glazed full height side panels open out into the low-maintenance enclosed garden. Max measurements provided.

#### FIRST FLOOR LANDING:

12'2 x 2'8 (3.71m x 0.81m)

Providing carpeted flooring, an open spindle balustrade, ceiling light fitting, smoke alarm, loft hatch access point, single panel radiator, fitted airing cupboard. The landing lead into the family bathroom and all three bedrooms.

#### MASTER BEDROOM:

13'10 x 8'5 (4.22m x 2.57m)

A wonderful DOUBLE bedroom, located at the rear of the property, providing carpeted flooring, a single panel radiator, ceiling light fitting, paned uPVC double glazed window to the rear elevation, overlooking the garden. Access into the en-suite shower room. Max measurements provided.

#### EN-SUITE SHOWER ROOM:

8'5 x 4'4 (2.57m x 1.32m)

Of bright and airy modern design. Providing vinyl flooring, a fitted shower cubicle with electric shower facility and floor to ceiling white wall tiling. A low level W.C, with integrated push-button flush, a pedestal wash hand basin with chrome mixer tap and partial white wall tiled splash backs. Shaver point, single panel radiator, ceiling light fitting and extractor fan.

#### BEDROOM TWO:

10'2 x 8'6 (3.10m x 2.59m)

A further DOUBLE bedroom, located at the front of the property, providing carpeted flooring, single panel radiator, ceiling light fitting, paned uPVC double glazed window to the front elevation.





**BEDROOM THREE:**

8'9 x 6'3 (2.67m x 1.91m)

A well- proportioned single bedroom, providing carpeted flooring, single panel radiator, ceiling light fitting, uPVC double glazed window to the side and rear elevation.

**FAMILY BATHROOM:**

7'7 x 6'3 (2.31m x 1.91m)

Of complementary modern design, providing vinyl flooring. Pannelled bath with chrome mixer tap, medium height white wall tiling. Low-level W.C with integrated push-button flush and a pedestal wash basin with chrome mixer tap and partial white wall tiled splash backs. Ceiling light fitting, extractor fan, double panel radiator, obscure uPVC double glazed window to the front and side elevation. Max measurements provided.

**EXTERNALLY:**

The front aspect of the property hosts TWO block paved allocated parking spaces. The side aspect provides a small paved pathway, leading to the entrance door, with external light and a gravelled side garden with established shrubbery. The lovely low-maintenance rear garden is predominantly laid to lawn, with partial planted borders, an oval paved seating area and paved pathway, leading to a rear timber access gate, onto a pathway onto the roadside. PLEASE NOTE: There is NO SHARED ACCESS across the properties garden. There is an outside tap, provision for a garden shed, a high-level walled left side and rear boundary and a fully fenced right side boundary.

**TWO ALLOCATED PARKING SPACES:**

There are TWO block paved side-by-side allocated parking spaces located directly in front of the property.

**Approximate Size: 797 Square Ft.**

Measurements are approximate and for guidance only.

**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.

**Tenure: Freehold. Sold with vacant possession.**

**Fernwood Management/Service Charges:**

Properties in this location may be subject to management charges for maintenance of the immediate development and services. There may be charges for the sale and purchase of a property in this location. The vendor has confirmed they the 'First Port' Management Company. The total cost amounts to approximately £300. Please speak to the agent for further details.

**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'B'**

**EPC: Energy Performance Rating: 'tbc'- On Order**

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 Sainsbury's, Tesco Express, Lidl, Londis, a local post office, pharmacy, public houses and popular primary and secondary schools.

**Viewing Arrangements:**

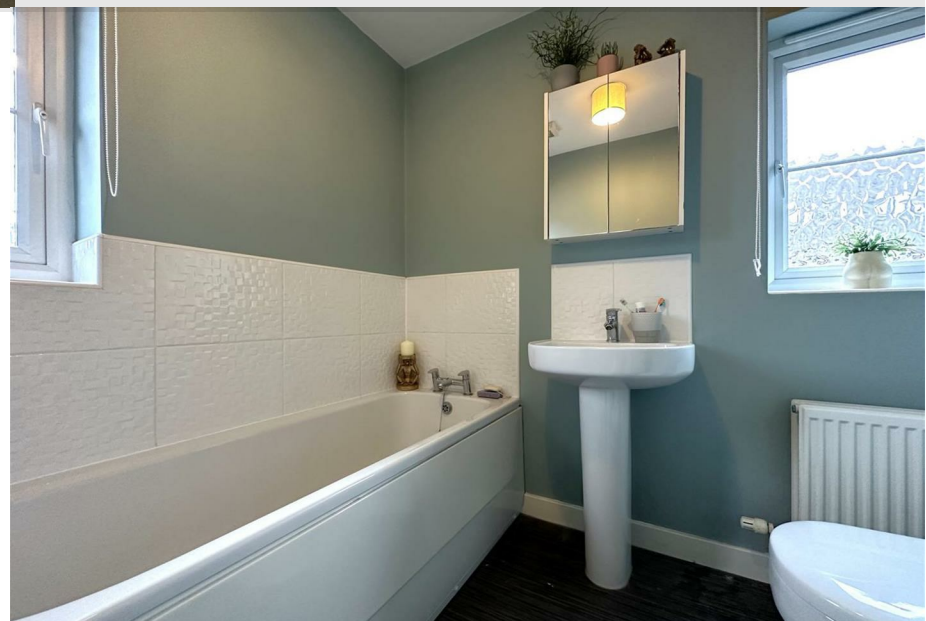
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

**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.

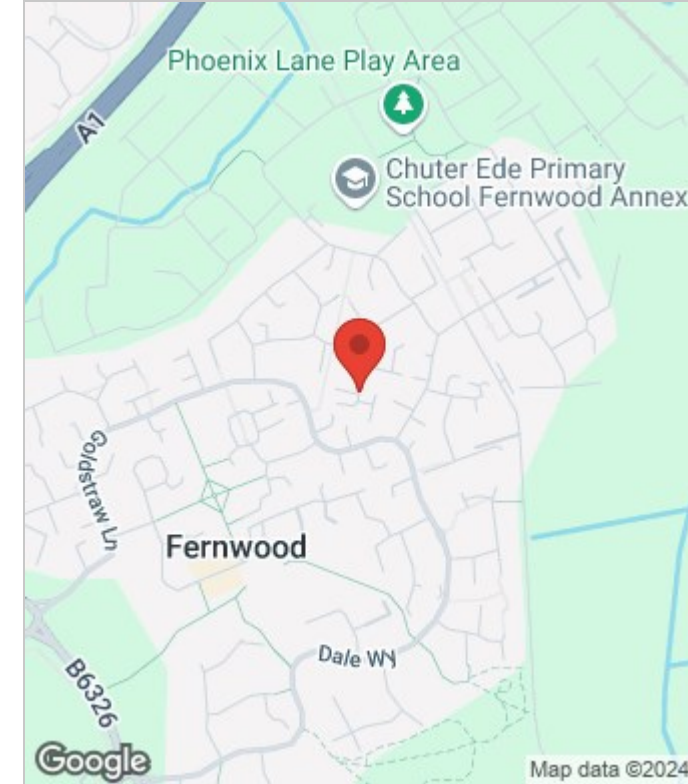
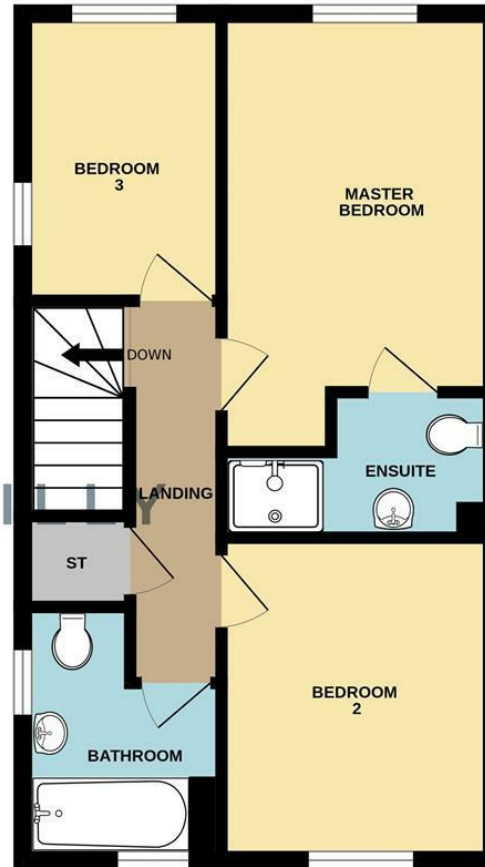




GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	