



Cormack Lane, Fernwood, Newark

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 OLIVER REILLY



# Cormack Lane, Fernwood, Newark

Guide Price £240,000 - £250,000

- LOVELY END TOWN HOUSE
- ATTRACTIVE RESIDENTIAL POSITION
- LARGE LIVING ROOM WITH BALCONY
- SECOND FLOOR BATHROOM & EN-SUITE
- ENCLOSED LOW-MAINTENANCE GARDEN
- THREE/ FOUR BEDROOMS
- GF W.C, UTILITY & STUDY
- STYLISH CONTEMPORARY DINING KITCHEN
- INTEGRAL GARAGE & MULTI-CAR DRIVEWAY
- EASE OF ACCESS ONTO A1/A46. Tenure: Freehold. EPC 'tbc'

Guide Price: £240,000-£250,000. A FANTASTIC VERSATILE HOME!

Take a look at this excellent modern END terrace home. Pleasantly positioned within a highly renowned residential location, in the heart of Fernwood. Benefiting from NO LOCAL SERVICE CHARGES!

This attractive contemporary home promotes PERFECT LIVING FLEXIBILITY set over three floors, comprising: Entrance hall, ground floor W.C, utility room and a study/ fourth bedroom with french doors opening out to the enclosed garden. The first floor landing leads into a STYLISH DINING KITCHEN and a lovely L-shaped living room with French doors opening out onto A DELIGHTFUL BALCONY.

The second floor hosts a three-piece family bathroom and THREE WELL-PROPORTIONED bedrooms, with the master bedroom enhanced with extensive fitted wardrobes and an EN-SUITE SHOWER ROOM.

Externally, the property is greeted via a MULTI-CAR DRIVEWAY with access into an integral SINGLE GARAGE which provides great scope to be utilised into further living accommodation. Subject to relevant approvals. There is also a useful integrated external store.

The rear garden is the perfect external escape. Of general low-maintenance, with a lovely paved seating area with pergola.

Further benefits of this CRACKING CONTEMPORARY GEM include uPVC double glazing and gas fired central heating, via a modern combination boiler. Installed within the last 3 years.

Showcasing ROOM FOR ALL THE FAMILY!... Internal viewings are strongly recommended, in order to gain a full sense of appreciation!



**ENTRANCE HALL:** 16'8 x 3'8 (5.08m x 1.12m)

Accessed via a part obscure external front door. Providing wood-effect vinyl flooring, a double panel radiator, telephone connectivity point, two ceiling light fittings, carpeted stairs with open-spindle balustrade and handrail, rising to the first floor. Useful under-stairs storage cupboard. Access into the integral garage, ground floor study/ fourth bedroom, utility room and ground floor W.C. Max measurements provided.

**GROUND FLOOR W.C:** 6'8 x 2'8 (2.03m x 0.81m)

With continuation of the wood-effect vinyl flooring. A low-level W.C with levered flush and a pedestal wash hand basin with chrome mixer tap and partial ceramic wall tiles splash backs. Single panel radiator, ceiling light fitting, extractor fan and access to the electrical RCD consumer unit.

**UTILITY ROOM:** 6'6 x 6'1 (1.98m x 1.85m)

With tiled flooring. Providing a fitted under counter base unit with laminate roll-top work surface over and partial wall tiled splash backs. Under counter plumbing/provision for a washing machine and tumble dryer. Fitted storage cupboard, single panel radiator, ceiling light fitting and extractor fan. An obscure double glazed external door opens out to the rear garden.

**STUDY/ BEDROOM FOUR:** 9'4 x 9'1 (2.84m x 2.77m)

A lovely multi-purpose room. Providing complementary ceramic tiled flooring, a central ceiling light fitting, single panel radiator and uPVC double glazed French doors opening out to a paved seating area within the enclosed rear garden. Max measurements provided.

**FIRST FLOOR LANDING:** 9'4 x 3'6 (2.84m x 1.07m)

With carpeted flooring, an open-spindle balustrade with handrail with additional staircase rising to the second floor with a uPVC double glazed window to the side elevation. Single panel radiator, TV/Internet connectivity point, ceiling light fitting and two internal windows, both with access into the dining kitchen and large living room.

**LARGE LIVING ROOM:** 17'5 x 16'2 (5.31m x 4.93m)

A generous L-shaped open-plan living space, providing complementary wood-effect vinyl flooring. Two double panel radiators, two ceiling light fittings, coving, TV/ Internet connectivity points and a central feature fireplace housing an inset gas fire with raised hearth and decorative wooden surround. uPVC double glazed window to the rear elevation. uPVC double glazed French doors open out onto a lovely balcony with complementary views over to the far left aspect. Max measurements provided.

**FIRST FLOOR BALCONY:** 16'3 x 4'2 (4.95m x 1.27m)

Providing a wrought-iron enclosed frontage with suitable seating space, to be enjoyed and appreciated all year round.

**CONTEMPORARY DINING KITCHEN:** 16'2 x 9'6 (4.93m x 2.90m)

Providing complementary Parquet-style vinyl flooring. Hosting an extensive range of stylish modern wall and base units with wood-effect flat edge work surfaces over, up-stands and white ceramic wall tiled splash backs. Inset white ceramic 1.5 bowl sink with chrome mixer tap and drainer. Integrated electric oven with four induction hob over and stainless steel extractor hood above. Integrated dishwasher. Provision for a freestanding fridge freezer. A fitted cupboard houses the concealed 'GLOW-WORM' gas combination boiler. Two ceiling light fittings, two single panel radiators, two uPVC double glazed windows to the rear elevation, overlooking the rear garden. Max measurements provided.





**SECOND FLOOR LIVING:**

Providing carpeted flooring, an open spindle balustrade with handrail, ceiling light fitting, loft hatch access point, single panel radiator, fitted airing cupboard and a uPVC double glazed window to the side elevation. Access into the family bathroom and three well-proportioned bedrooms. Max measurements provided.

9'4 x 6'4 (2.84m x 1.93m)

**MASTER BEDROOM:**

A well-appointed DOUBLE bedroom, providing carpeted flooring, a ceiling light fitting, single panel radiator, TV connectivity point and extensive fitted wardrobes. uPVC double glazed window to the rear elevation, overlooking the rear garden. Access into the en-suite shower room. Max measurements provided.

9'8 x 9'2 (2.95m x 2.79m)

**EN-SUITE SHOWER ROOM:**

Providing Vinyl flooring, a double fitted shower cubicle with mains shower facility and floor to ceiling ceramic wall tiling. Low-level W.C with levered flush and high-level wall tiled splash backs. Pedestal wash hand basin with chrome taps and high-level wall tiled splash backs. Single panel radiator, ceiling light fitting, extractor fan and an obscure uPVC double glazed window to the rear elevation.

6'7 x 6'3 (2.01m x 1.91m)

**BEDROOM TWO:**

A further DOUBLE bedroom. Providing carpeted flooring, a low-level single panel radiator, ceiling light fitting, TV connectivity point and a uPVC double glazed window to the front elevation. Max measurements provided.

11'4 x 8'9 (3.45m x 2.67m)

**BEDROOM THREE:**

A double bedroom, providing carpeted flooring, a single panel radiator and a uPVC double glazed window to the front elevation.

11'3 x 6'10 (3.43m x 2.08m)

**FAMILY BATHROOM:**

With wood-effect vinyl flooring. A panelled bath with chrome mixer tap, mains shower facility, floor to ceiling mosaic-style wall tiling, a low-level W.C with push-button flush and a pedestal wash hand basin with chrome mixer tap with medium height wall tiled splash backs. Shaver point, single panel radiator, ceiling light fitting and extractor fan.

6'8 x 5'7 (2.03m x 1.70m)

**INTEGRAL SINGLE GARAGE**

Accessed via a manual up/over garage door. Providing power, lighting and scope to be utilised for a variety of purposes including additional ground floor accommodation, if required. Subject to relevant approvals.

18'1 x 8'6 (5.51m x 2.59m)

**EXTERNALLY:**

The front aspect is greeted with dropped kerb vehicular access onto a part tarmac and part gravelled MULTI-CAR driveway, with access to the integral single garage. A paved pathway leads to the front entrance door with integrated external store. A right sided personnel access gate opens into the lovely, low-maintenance enclosed rear garden. Partially laid to lawn with a paved seating area with pergola. Accessed via the French doors in the study/ ground floor bedroom. There is a gravelled seating area, provision for a garden shed, outside tap, fully fenced side and rear boundaries.

**Services:**

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a modern combination boiler 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: 1,293 Square Ft.**

Measurements are approximate and for guidance only. This includes the integral garage.

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

**NO LOCAL SERVICES CHARGES**

We can confirm there are no management fees/ service charges associated with this property.

**Local Authority:**

Newark & Sherwood District Council.

**Council Tax: Band 'C'**

**EPC: Energy Performance Rating: 'bbc'**

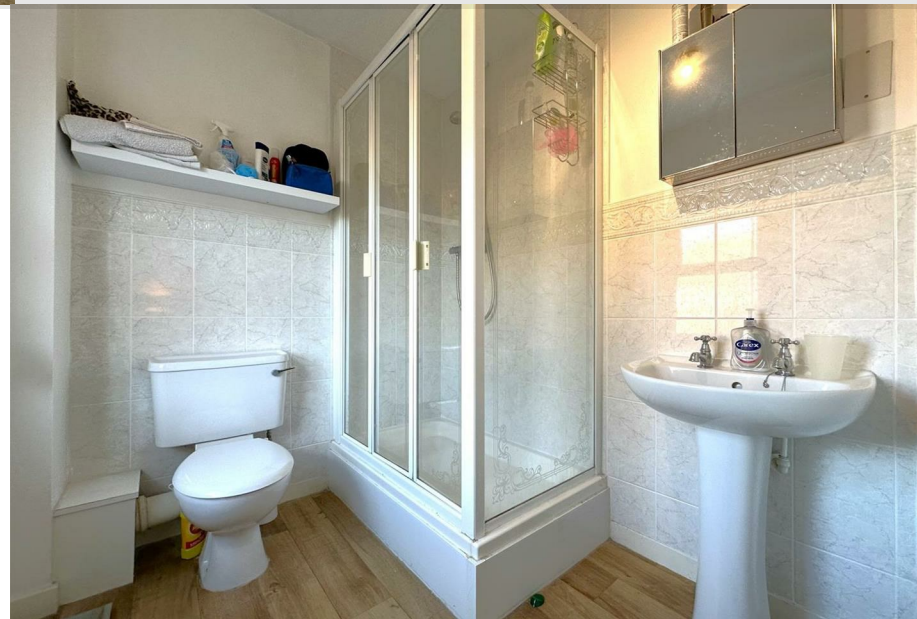
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew 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.





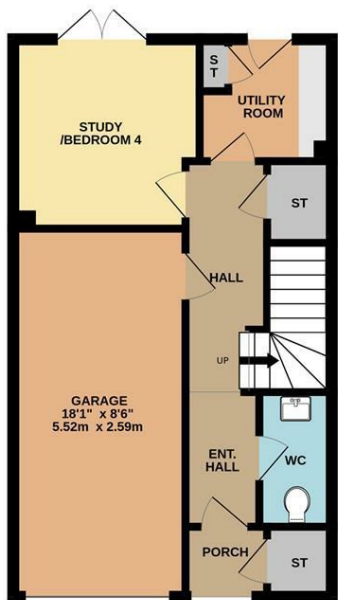
**Money Laundering Regulations:**

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.

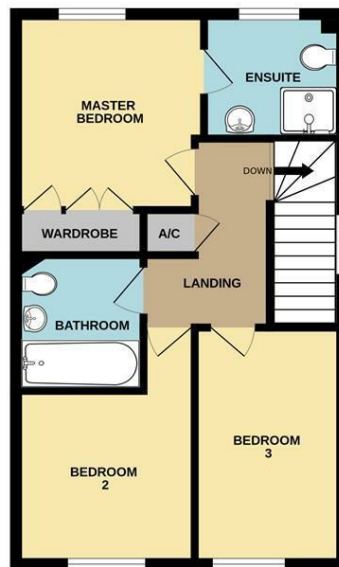
GROUND FLOOR



1ST FLOOR

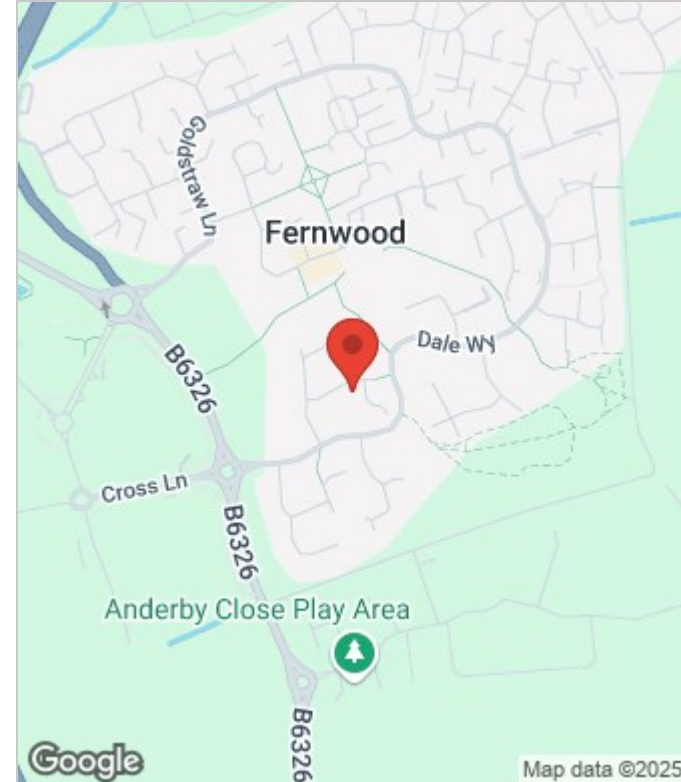


2ND FLOOR



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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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**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	