



Cormack Lane, Fernwood, Newark

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 OLIVER REILLY







# Cormack Lane, Fernwood, Newark

- ATTRACTIVE DETACHED HOME
- CUL-DE-SAC WITH UNSPOILED FRONT OUTLOOK
- GF WC & UTILITY ROOM
- FIRST FLOOR BATHROOM & EN-SUITE
- DELIGHTFUL ENCLOSED REAR GARDEN
- THREE WELL-APPOINTED BEDROOMS
- TWO RECEPTION ROOMS & LARGE CONSERVATORY
- STYLISH MODERN DINING KITCHEN
- MULTI-CAR DRIVEWAY & INTEGRAL GARAGE STORE
- NO CHAIN! & NO SERVICE CHARGES! Tenure: Freehold. EPC 'C' (76)

Guide Price: £280,000-£290,000. A MODERN DAY BEAUTY APPEARS.! \*\*NO CHAIN! \*\*

This BRIGHT & BEAUTIFUL detached family-sized home occupies an enviable position in a quiet, sought-after and attractive residential cul-de-sac. Enhanced by an unspoiled tree-lined outlook to the front aspect and a moments walk to the local recreational park. All set in the heart of the ever popular modern-day village of Fernwood. Sharing ease of access onto the A1, A46 and to Newark Town Centre.

TURN THE KEY!... And move on into this spacious and well-maintained home, which truly is a credit to the existing owners. Who have created a sleek and stylish home. Maintaining a warm and welcoming feeling, combined with IMPECCABLE PRESENTATION throughout.

The sizeable internal layout spans IN EXCESS OF 1,100 SQUARE/FT, comprising: An inviting entrance hall, a ground floor W.C, FABULOUS DINING KITCHEN with a range of integrated appliances, a separate dining room with double doors opening into a generous lounge with central feature fireplace and access into a delightful glass-roof conservatory, overlooking the charming rear garden. There is also a useful multi-functional utility, which could be adapted for a variety of uses.

The expansive first floor landing hosts a STYLISH FAMILY BATHROOM and THREE EXCELLENT SIZED BEDROOMS. The well-appointed master bedroom is enhanced by EXTENSIVE FITTED WARDROBES and a tasteful EN-SUITE SHOWER ROOM.

Externally, the property promotes a wonderful residential position. Greeted with access onto a MULTI-CAR DRIVEWAY. Allowing side-by-side off-street parking and access into an integral garage store. Equipped with power and lighting.

The magnificent rear garden is a relaxing external escape. Hosting enough room for the whole family, along with a lovely paved seating area.

Further benefits include uPVC double glazing, gas central heating and NO LOCAL SERVICE CHARGES!

STYLISH, SPACIOUS & READY TO MOVE INTO!.. Prepare to be impressed! Marketed with \*NO ONWARD CHAIN!\*

Guide Price £280,000 - £290,000



**ENTRANCE HALL:** 16'4 x 5'7 (4.98m x 1.70m)  
Max measurements provided.

**GROUND FLOOR W.C:** 4'7 x 3'4 (1.40m x 1.02m)

**CONTEMPORARY DINING KITCHEN:** 11'8 x 9'6 (3.56m x 2.90m)  
Equipped with an integrated electric oven with four ring gas hob over. An integrated dishwasher, fridge and washing machine.

**DINING ROOM:** 9'8 x 7'10 (2.95m x 2.39m)

**SIZEABLE LOUNGE:** 13'7 x 10'9 (4.14m x 3.28m)

**CONSERVATORY:** 10'10 x 10'9 (3.30m x 3.28m)

**UTILITY:** 8'10 x 8'4 (2.69m x 2.54m)  
A useful multi-functional space. Equipped with power and lighting. Access to the electrical RCD consumer unit, the 'IDEAL' gas fired boiler and provision for a tumble dryer. Access into the integral garage store.

**FIRST FLOOR LANDING:** 6'4 x 6'3 (1.93m x 1.91m)

**MASTER BEDROOM:** 12'4 x 11'1 (3.76m x 3.38m)  
Max measurements provided.

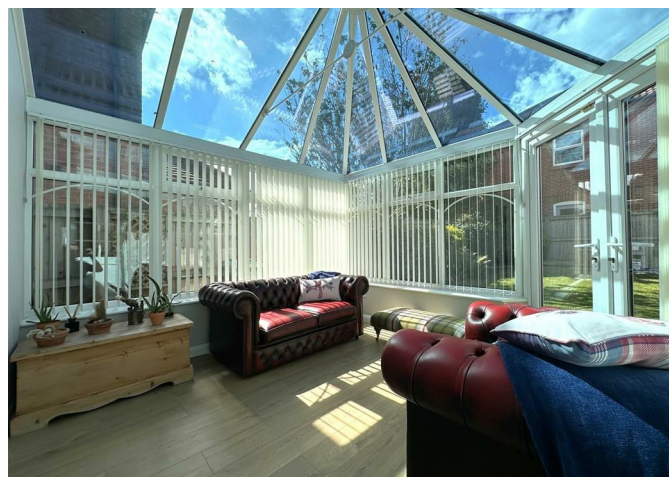
**EN-SUITE SHOWER ROOM:** 7'6 x 4'5 (2.29m x 1.35m)

**BEDROOM TWO:** 11'2 x 9'7 (3.40m x 2.92m)  
Max measurements provided.

**BEDROOM THREE:** 13'2 x 7'1 (4.01m x 2.16m)  
Max measurements provided.

**MODERN FAMILY BATHROOM:** 7'4 x 5'10 (2.24m x 1.78m)

**INTEGRAL GARAGE STORE:** 8'10 x 7'9 (2.69m x 2.36m)  
Accessed via a manual up/ over garage door. Equipped with power, lighting and scope to be reverted back to a full sized integral garage. Please speak to the agent for further clarification.







#### EXTERNALLY:

The property is enhanced by a delightful residential position, at the bottom of a quiet cul-de-sac with an unspoiled tree-lined outlook in front of the property. Dropped kerb vehicular access leads onto a MULTI-CAR tarmac driveway. Ensuring side-by-side parking and access into the integral garage store with two external wall lights. The front garden is laid to lawn with a mature Silver Birch tree and a small range of bushes and shrubs. A paved pathway leads to the front entrance door with a sloped roof storm canopy above.

The right side aspect has a paved pathway and secure wooden personal gate, leading down to the DELIGHTFUL, WELL-APPOINTED and FULLY ENCLOSED rear garden. Predominantly laid to lawn, with complementary planted side and rear borders. There is a lovely paved seating area, directly from the uPVC double glazed French doors in the conservatory. An outside tap, external power socket and lights. There are fully fenced side and rear boundaries.

#### 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.

#### Approximate Size: 1,170 Square Ft.

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

#### Tenure: Freehold.

Sold with vacant possession on completion.

#### Local Authority:

Newark & Sherwood District Council.

#### Council Tax: Band 'C'

#### EPC: Energy Performance Rating: 'C' (76)

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.



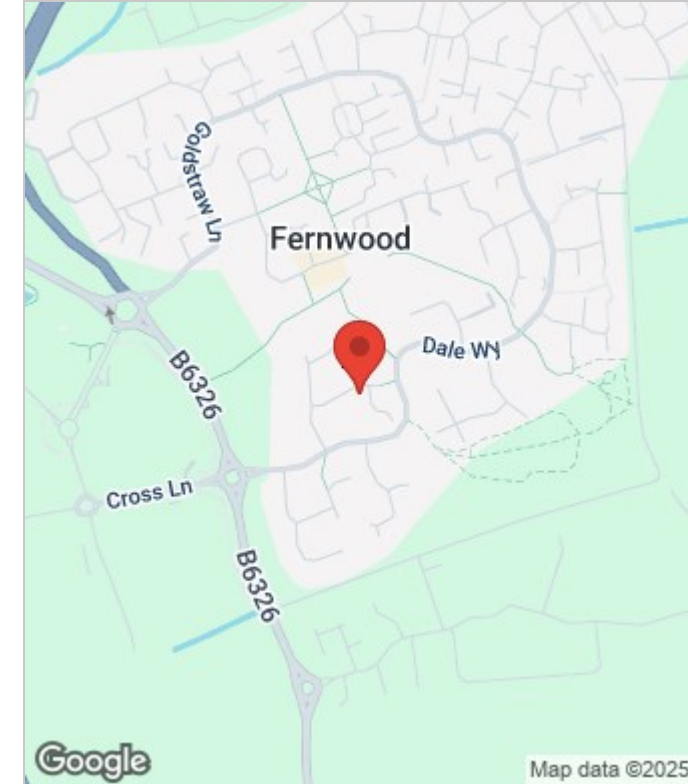
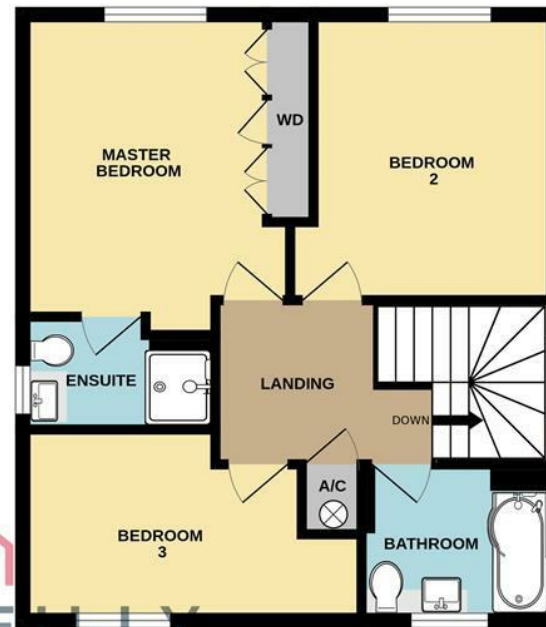
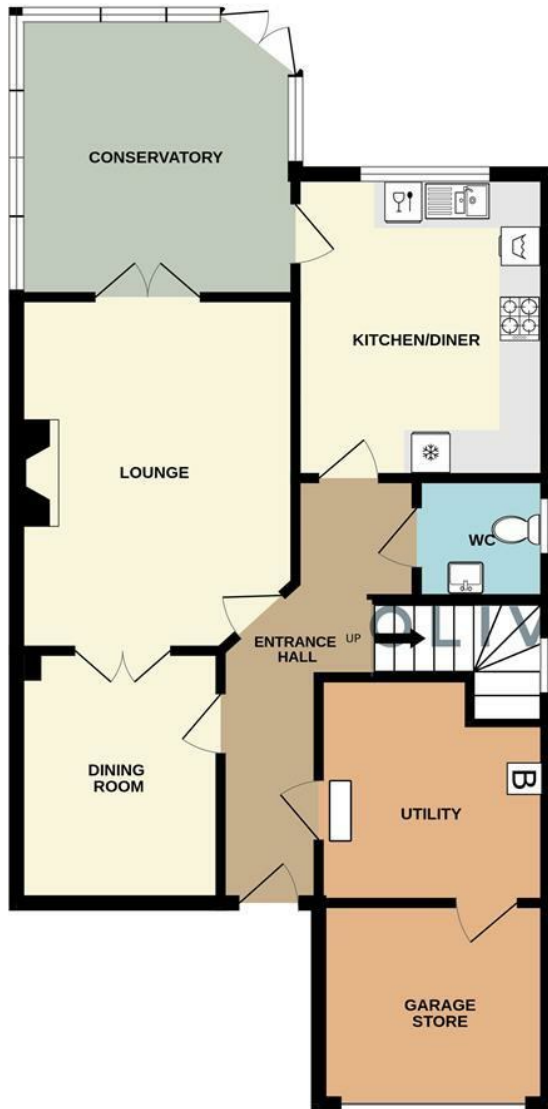






GROUND FLOOR

1ST FLOOR



### 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>	<b>76</b>	<b>80</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 