



Cameron Lane, Fernwood, Newark

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 OLIVER REILLY



Cameron Lane, Fernwood, Newark

Guide Price £280,000 - £290,000

- STUNNING SEMI-DETACHED TOWN HOUSE
- WONDERFUL RESIDENTIAL CUL-DE-SAC
- GF W.C. SECOND FLOOR BATHROOM & EN-SUITE
- MULTI-VEHCILE DRIVEWAY
- EASE OF ACCESS ONTO A1, A46 & TO AMENIITES
- THREE DOUBLE BEDROOMS
- STUNNING OPEN-PLAN DINING KITCHEN & UTILITY
- LARGE L-SHAPED LOUNGE, CONSERVATORY & BALCONY
- LANDSCAPED SOUTH-FACNG GARDEN WITH UNSPOILED TREE-LINED OUTLOOK
- VIEWING ESSENTIAL! NO LOCAL SERVICE CHARGES! Tenure: Freehold. EPC B'

Guide Price: £280,000 - £290,000. DESIGNED FOR MODERN FAMILY LIFE!.. Don't let this opportunity pass you by! Presenting a wonderful chance to secure a SIMPLY STUNNING semi-detached contemporary town house. Boasting an IMPECCABLE STANDARD THROUGHOUT and sheer versatility from the moment you step inside! This STAND-OUT HOME occupies one of Fernwood's most recognised and desirable locations, enhanced by an unspoiled outlook to the front and rear aspect. Promoting TRANQUILITY IN ABUNDANCE! In addition to the charming residential area, there is great access onto the A1, A46 and to Newark Town Centre. Showcasing a vast array of excellent on-hand amenities. If you're longing for a home that promotes flexible family living, that can be enjoyed in an instant, then LOOK NO FURTHER! The copious internal layout comprises: Inviting entrance hall, an inner hallway, modern ground floor W.C, utility room and a FABULOUS 32 FT OPEN-PLAN LIVING/ DINING FAMILY KITCHEN. Hosting a range of integrated appliances and a fitted breakfast bar, leading through to a HUGE MULTI-FUNCTIONAL CONSERVATORY. The bright and airy first floor landing hosts a LARGE L-SHAPED LIVING ROOM with study area and a wonderful master bedroom, with extensive fitted wardrobes, fitted vanity area and French doors opening out onto a DELIGHTFUL BALCONY, with outlook over the local recreational park. The second floor provides TWO FURTHER DOUBLE BEDROOMS. Both enhanced by fitted wardrobes, an en-suite shower room and a FABULOUS Jack & Jill bathroom, benefitting the third bedroom. Externally, the front aspect is greeted with a MULTI-VEHCILE DRIVEWAY. Providing side-by-side parking. The magnificent, low-maintenance, SOUTH-FACING rear garden promises to be a PERFECT EXTERNAL RETREAT with an extensive paved seating area. Additional benefits of this SYMPATHETICALLY SUPERB SEMI include uPVC double glazing, gas central heating, NO LOCAL SERVICE CHARGES and OWNED solar panels. YOU DO NOT WANT TO MISS THIS ONE!..



INVITING ENTRANCE HALL:	14'7 x 6'5 (4.45m x 1.96m)
INNER HALLWAY:	6'9 x 4'1 (2.06m x 1.24m)
GROUND FLOOR W.C:	6'7 x 2'8 (2.01m x 0.81m)
UTILITY ROOM:	6'9 x 5'9 (2.06m x 1.75m)
SUPERB OPEN-PLAN DINING KITCHEN:	32'4 x 9'6 (9.86m x 2.90m)
Hosting a large living area, dining space and extensive kitchen. Fitted with a range of integrated appliances. Max measurements provided.	
LARGE CONSERVATORY:	17'3 x 13'4 (5.26m x 4.06m)
Of uPVC construction, with a pitched poly-carbonate roof. Providing tiled flooring, a ceiling light fitting, stylish vertical column radiator, power and lighting. uPVC double glazed windows to both side and rear elevations. uPVC double glazed French doors open out to the SOUTH FACING garden.	
FIRST FLOOR LANDING:	10'8 x 3'9 (3.25m x 1.14m)
MASTER BEDROOM:	16'1 x 13'6 (4.90m x 4.11m)
Enhanced with EXTENSIVE fitted wardrobes and a fitted vanity work-surface. Max measurements provided.	
FIRST FLOOR BALCONY:	15'6 x 4'3 (4.72m x 1.30m)
Enjoying an attractive and unspoiled outlook over the park and local green, with suitable seating space to be enjoyed all year round.	
SPACIOUS L-SHAPED LOUNGE:	18'8 x 16'1 (5.69m x 4.90m)
Max measurements provided.	
SECOND FLOOR LANDING:	6'10 x 3'7 (2.08m x 1.09m)
BEDROOM TWO:	15'9 x 13'4 (4.80m x 4.06m)
Enhanced with extensive fitted wardrobes.	
JACK & JILL BATHROOM:	8'10 x 6'11 (2.69m x 2.11m)
BEDROOM THREE:	12'7 x 11'10 (3.84m x 3.61m)
Providing fitted wardrobes. Max measurements provided.	



EN-SUITE SHOWER ROOM:

69 x 4'3" (2.06m x 1.30m)

EXTERNALLY:

This superb semi-detached home occupies an enviable position in one of Fernwood's most desirable locations. The front aspect promotes a MULTI-VEHICLE TARMAC DRIVEWAY. Ensuring side-by-side off-street parking. A small paved pathway leads to the front entrance door, with attached external store.

The left side aspect has a paved pathway down to a secure timber personal gate, opening into the well-appointed SOUTH-FACING rear garden. Boasting a delightful low-maintenance escape. Partly laid to artificial lawn and predominantly paved, via a large Indian sandstone patio. There are gravelled borders, provision for two garden shed, an external power socket, fully fenced side and rear boundaries. Enhanced by an UNSPOILED TREE-LINED OUTLOOK BEHIND. Promoting a high-degree of peace and privacy, all year round!

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating, via a modern combination boiler. Installed in the last 6 years 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.

Owned Solar Panels:

There are 15 solar panels to the rear roof elevation. Installed in 2014. These are OWNED by the vendors. Please speak to the agent for any further information.

Approximate Size: 1,701 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'C'

EPC: Energy Performance Rating: 'B'

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:

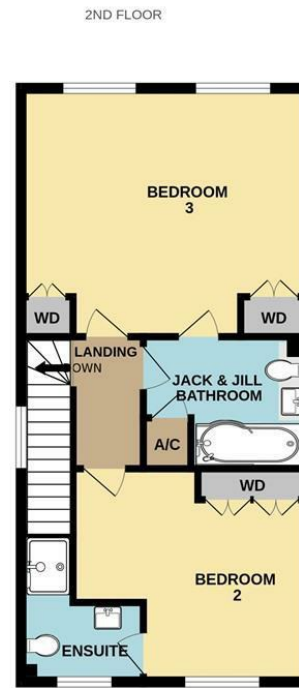
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:

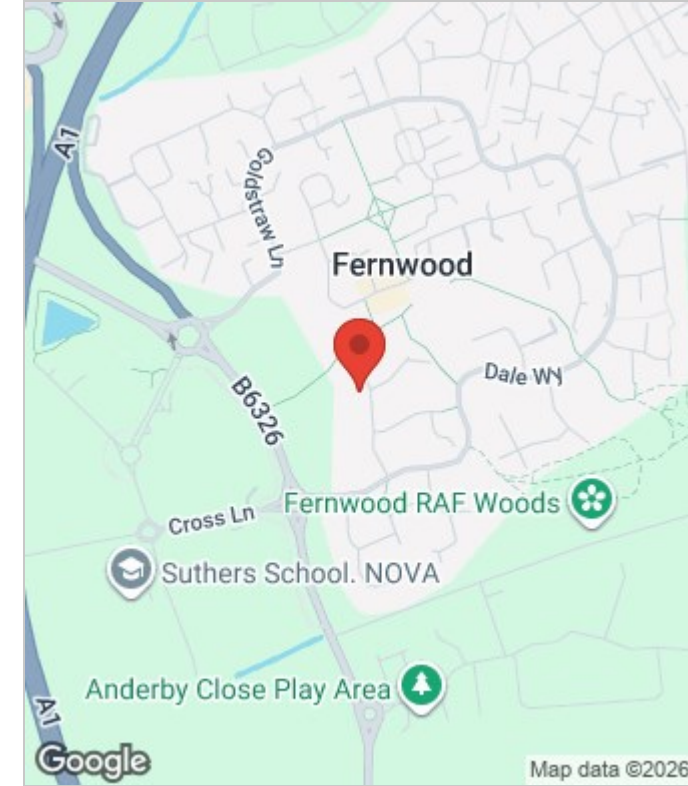
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.







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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	