



Carmelita Avenue, Fernwood, Newark





# Carmelita Avenue, Fernwood, Newark

- BEAUTIFUL END TOWN HOUSE
- LOVELY CUL-DE-SAC POSITION
- GROUND FLOOR STUDY & FIRST FLOOR LOUNGE
- DELIGHTFUL LOW-MAINTENANCE GARDEN
- EASE OF ACCESS ONTO A1, A46 & TO AMENITIES
- THREE/FOUR BEDROOMS
- MAGNIFICENT OPEN-PLAN LIVING/ DINING KITCHEN
- GF W.C. FIRST FLOOR EN-SUITE & SECOND FLOOR BATHROOM
- SINGLE GARAGE & OFF-STREET PARKING
- IMPECCABLE PRESENTATION! Tenure: Freehold. EPC 'tbc'

Guide Price: £225,000-£235,000. COR BLIMEY!!!! CARMELITA'S A CONTEMPORARY CRACKER!!!

Expect excellence... As you enter this SUPERBLY PRESENTED contemporary end town house. Pleasantly situated in a quiet cul-de-sac, in the heart of the ever popular modern-day village of Fernwood. Filled with amenities and commuting convenience. Hosting ease of access onto the A1, A46 and to Newark Town Centre.

If you're seeking a STYLISH & SEAMLESS design, maintained to the HIGHEST OF STANDARDS... then you're in for a treat! Not only does this attractive family-sized home epitomise living flexibility, it boasts minimal maintenance and MAXIMUM ENJOYMENT from the moment you step inside!

The extensive FREE-FLOWING accommodation comprises: Inviting entrance hall, a ground floor W.C, fourth bedroom/study and a FABULOUS OPEN-PLAN LIVING/ DINING FAMILY KITCHEN with French doors out to the lovely enclosed garden.

The first floor hosts a sizeable lounge and a large master bedroom with EN-SUITE SHOWER ROOM.

The second floor provides TWO FURTHER DOUBLE BEDROOMS. Both with fitted wardrobes and a superb modern bathroom.

Externally, the family-friendly garden is of minimal maintenance. Enjoying an artificial lawn and block paved seating area.

The property promotes a SINGLE GARAGE & OFF-STREET PARKING SPACE located behind the house. On road parking is also available to the front aspect. On a first come, first served basis.

Additional benefits of this SLEEK & STRIKING home include uPVC double glazing and gas central heating, via a recently service boiler.

TURN THE KEY, START THE STORY!.. Your new home awaits!!

Guide Price £225,000 - £235,000



Single Garage & Parking Space



ENTRANCE HALL:	13'6 x 4'3 (4.11m x 1.30m)
GROUND FLOOR W.C:	5'5 x 2'9 (1.65m x 0.84m)
STUDY/ BEDROOM FOUR:	9'3 x 6'2 (2.82m x 1.88m)
OPEN-PLAN LIVING/ DINING KITCHEN:	23'8 x 12'9 (7.21m x 3.89m)
Max measurements provided.	
FIRST FLOOR LANDING:	8'8 x 3'3 (2.64m x 0.99m)
MASTER BEDROOM:	12'9 x 10'3 (3.89m x 3.12m)
EN-SUITE SHOWER ROOM:	7'1 x 5'2 (2.16m x 1.57m)
FIRST FLOOR LOUNGE:	12'10 x 11'6 (3.91m x 3.51m)
Max measurements provided.	
SECOND FLOOR LANDING:	5'9 x 2'10 (1.75m x 0.86m)
BEDROOM TWO:	12'9 x 11'6 (3.89m x 3.51m)
Max measurements provided.	
BEDROOM THREE:	10'10 x 9'5 (3.30m x 2.87m)
Max measurements provided up to extensive fitted wardrobes.	
STYLISH MODERN BATHROOM:	6'5 x 5'9 (1.96m x 1.75m)
SINGLE GARAGE:	17'5 x 8'5 (5.31m x 2.57m)
Of brick built construction. Located in a block of three, with a pitched tiled roof. Accessed via a manual up/over garage door.	
EXTERNALLY:	
The front aspect provides a small paved pathway, leading to the entrance door with external wall light and storm canopy above. The front garden is gravelled with wrought-iron fenced boundaries. The left side aspect continues to be gravelled. Presenting hardstanding for wheelie bins. A left-sided wooden personal access gate opens into a LOVELY & LOW-MAINTENANCE GARDEN. Predominantly laid to artificial lawn. Enjoying a large block paved seating area. Directly accessed from the uPVC double glazed French doors in the open-plan living/dining kitchen. There are fully fenced side and rear boundaries. An allocated parking space is available behind the house, with access into a SINGLE GARAGE. Situated in a block of three.	



#### 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: 1,085 Square Ft.

Measurements are approximate and for guidance only.

#### Tenure: Freehold.

Sold with vacant possession on completion.

#### 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 £310 a year. Currently paying £37.10 a month. Please speak to the agent for further details.

#### Local Authority:

Newark & Sherwood District Council.

#### Council Tax: Band 'C'

#### 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 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.



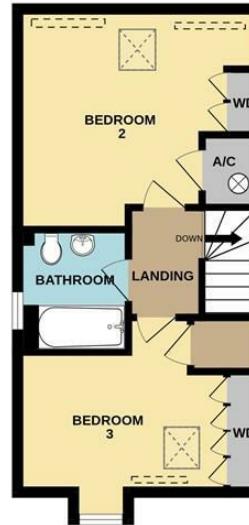




1ST FLOOR



2ND FLOOR



OLIVER REILLY



### Energy Efficiency Rating

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

