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VALUES & SERVICE

ALASDAIR
MORRISON

FROM AN INDEPENDENT
LOCAL AGENT

AND PARTNERS

Putting you and your property first



9 Camdale Lane, Fernwood, Newark, NG24 3RH

£259,950



Property Description

Sold By Alasdair Morrison and Partners - Similar Properties Required ***

Spacious and exceptionally well maintained three storey semi-detached house which looks over a large green area with ample parking for numerous cars. The accommodation comprises of entrance hall, cloakroom, utility room, open plan kitchen/dining room to the ground floor, the first floor offers a large lounge with balcony, bedroom and shower room. The second floor has the master bedroom with en-suite shower room, bedroom 3 and family bathroom. Outside, converted garage provides storage with driveway and additional parking for 2/3 cars, rear enclosed lawn garden with summer house and outside bar.

FERNWOOD

- Village location close to Newark
- Great commuter location – For busy commuters, there is easy access to Newark, Nottingham and London via the A1, A46 and train services from Newark Northgate and Newark Castle railway stations.
- Close by GP surgeries, hospital, dentists etc.

In addition to residential developments, Fernwood is home to a village hall and a large attractive park. For children, there is the Fernwood Day Nursery and Chuter Ede Primary School which is rated 'Outstanding' by Ofsted. Secondary school age children are catered for by the excellent Suthers School. Leisure facilities in Fernwood include tennis courts, football pitches, a children's playground and meadow and wooded areas providing habitats for a variety of wildlife. There is an active wildlife preservation society ready to welcome new residents! Situated on the banks of the River Trent, Newark is a short drive away. Steeped in history, this charming market town offers a wealth of attractions including its famous castle the internationally acclaimed National Civil War Centre, and a number of museums and galleries.



ENTRANCE HALL

Composite entrance door with glazed panel over leads to the entrance hall with boot and shoe cupboard and understairs storage. Stairs and doors off.

WC/CLOAKROOM

Fitted with a low flush WC and pedestal wash hand basin. Splash back tiling to walls. Radiator.

UTILITY ROOM

11'04" x 8'08" (3.45m x 2.64m)

Fitted with a range of wall and base units. Plumbing for washing machine and space for dryer.

KITCHEN/DINER

15'06" x 14'04" (4.72m x 4.37m)

Fitted with a range of white gloss wall and base units surmounted by a work surface inset with stainless steel single drainer sink unit. Integrated fridge/freezer and dish washer. Six ring gas hob with extractor over and electric double oven. Radiator.

FIRST FLOOR LANDING

Stairs off the 2nd floor. Radiator. Doors off.

LOUNGE

15'05" x 12'07" (4.70m x 3.84m)

Double glazed double doors lead to the rear balcony with wrought iron railings. Two radiators. Entertainment socket for t.v.

SHOWER ROOM

7'07" x 4'06" (2.31m x 1.37m)

Fitted with a walk-in double shower cubicle, pedestal wash hand basin and low flush WC. Splash back tiling to walls. Heated towel rail.

BEDROOM TWO

15'05" x 11'0" (4.70m x 3.35m)

Two double glazed windows to the front elevation. Radiator.

SECOND FLOOR LANDING

Radiator. Cylinder cupboard and overstairs cupboard.



MASTER BEDROOM

13'08" x 11'03" (4.17m x 3.43m)

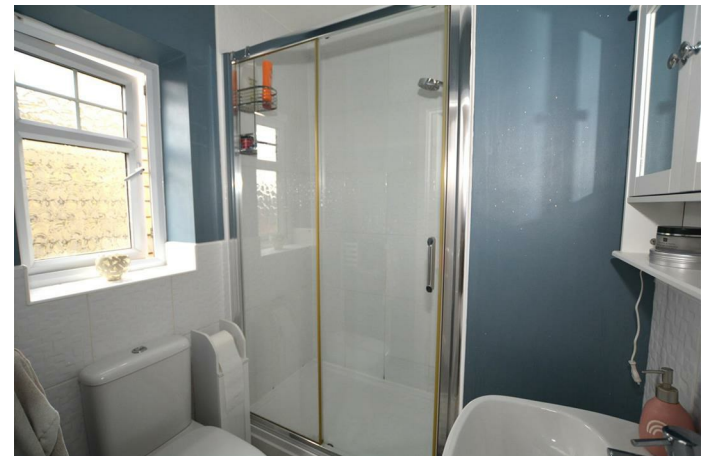
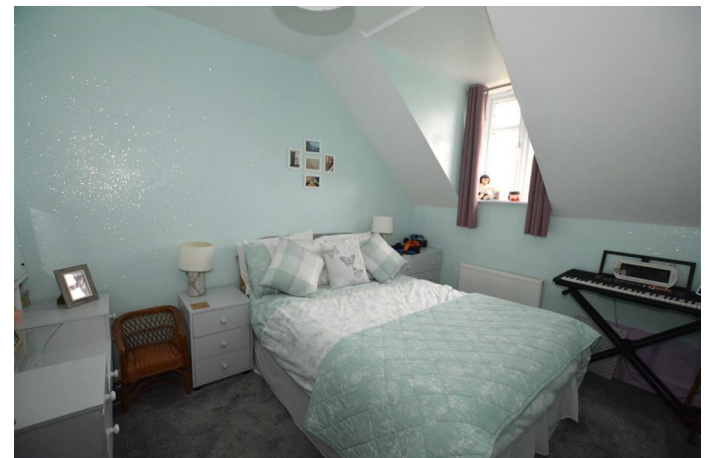
Two double and two single fitted wardrobes. Radiator. Two Velux windows to the rear elevation.

EN-SUITE

5'07" x 5'05" (1.70m x 1.65m)

Fitted with a suite comprising double walk-in shower cubicle, low flush WC and pedestal wash hand basin. Splash back tiling to walls. Double glazed window to the side elevation.







BEDROOM THREE

14'03" x 8'08" (4.34m x 2.64m)

Double glazed window to the front elevation. Radiator.
Recess for wardrobe space.

BATHROOM

7'10" x 6'03" (2.39m x 1.91m)

Fitted with a suite comprising panel bath, low level WC
and wash hand basin. Splash back tiling to walls. Heated
towel rail. Velux window to the front elevation.

OUTSIDE

To the front the garage has been converted to a
storage/utility room. Off road parking and external light.

The rear garden is laid mainly to lawn which is enclosed
on all sides with a flagstone patio area.. Outside tap.

LOCAL AUTHORITY

Newark and Sherwood District Council, Castle House,
Great North Road, Newark, NG24 1BY

SERVICES

All mains services are connected to the property. Mains
drainage. We have not tested any apparatus, equipment,
fittings or services and so cannot verify that they are in
working order. The buyer is advised to obtain verification
from their solicitor or surveyor.

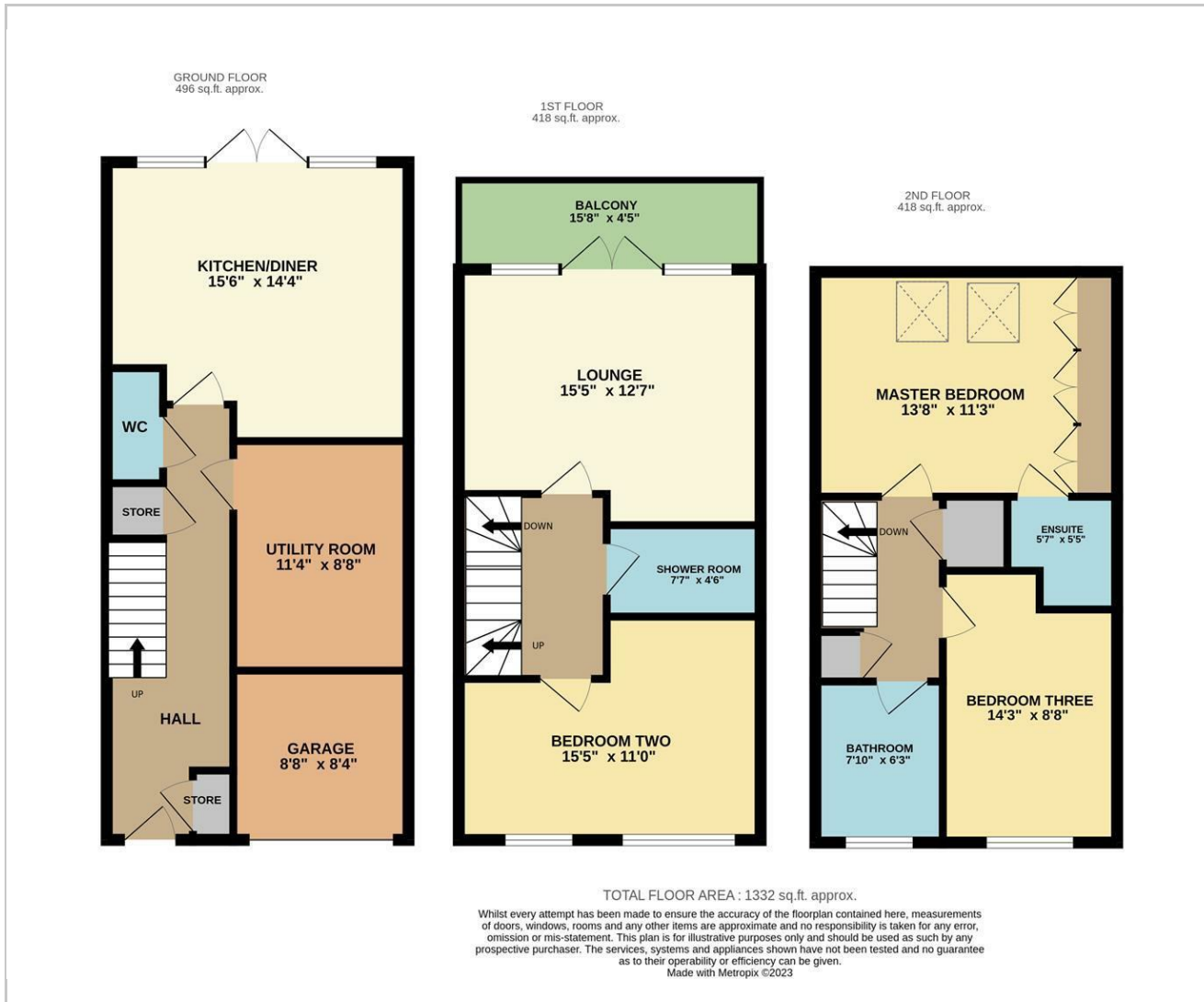
TENURE

Freehold with vacant possession.

VIEWING INFORMATION

By appointment with the agents office.





Agents Note: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.