Cameron Lane, Fernwood, Newark

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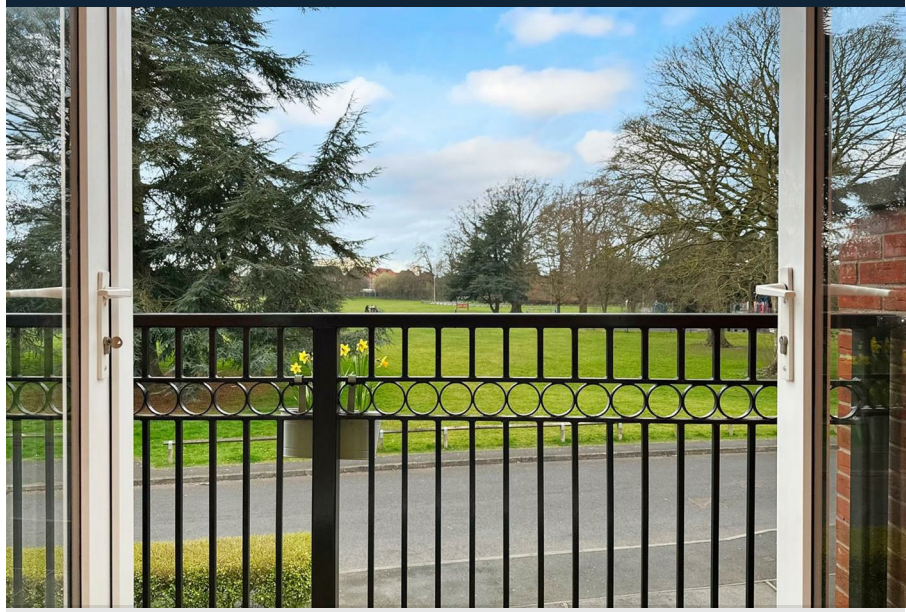
OLIVER REILLY

Cameron Lane, Fernwood, Newark

Guide Price £260,000 - £270,000

- SUPERB MODERN TOWN HOUSE
- WONDERFUL LOCATION & NO SERVICE CHARGES
- GENEROUS LIVING ROOM WITH BALCONY & UNSPOILED OUTLOOK
- GF W.C & UTILITY. SECOND FLOOR BATHROOM & EN-SUITE
- LOVELY LOW-MAINTENANCE GARDEN
- THREE/FOUR BEDROOMS
- HIGHLY ADAPTABLE LAYOUT
- STUNNING CONTEMPORARY KITCHEN
- INTEGRAL GARAGE & DRIVEWAY
- EXCELLENT CONDITION! Tenure: Freehold. EPC 'C'

Guide Price: £260,000-£270,000. PERFECT PROPORTIONS & AN INSTANT HOMELY FEEL..!
Catch a glimpse of Cameron Lane...! One of Fernwood's most SOUGHT-AFTER CUL-DE-SACS. Enjoying a captivating outlook over the local green. Whilst remaining closely situated to a vast array of local amenities and transport links. Including ease of access onto the A1, A46 and to Newark Town Centre.
This cracking contemporary town house stands proud with a high-degree of kerb appeal. Internally enhanced by its BRIGHT, BEAUTIFUL & FLEXIBLE internal layout, spanning in EXCESS of 1,300 square/ft. Presented to an exceptional standard throughout.
The versatile accommodation comprises: Entrance porch with integral external store, an inviting entrance hall with attractive LVT flooring, a ground floor W.C, separate utility room and a useful study/ fourth bedroom.
The first floor landing leads into a STUNNING CONTEMPORARY KITCHEN. Packed with a wide range of integrated appliances and Quartz work surfaces. There is a LARGE L-SHAPED LIVING/DINING ROOM. Providing ample living space and French doors opening out onto a DELIGHTFUL BALCONY with a beautiful open outlook to the front.
The second floor hosts a FABULOUS MODERN BATHROOM and THREE EXCELLENT SIZED BEDROOMS. Two of which provide fitted wardrobes. The master bedroom is further benefited by a SUPERB MODERN EN-SUITE.
Externally, the property provides a tarmac driveway, with access into an integral single garage, with power, lighting and great scope to be utilised into additional living space. Subject to relevant approvals.
The lovely, low-maintenance rear garden is the perfect external escape for the whole family, whilst being close to a local recreation park.
Further benefits of this SLEEK & STYLISH family-sized home include uPVC double glazing, gas fired central heating and NO LOCAL SERVICE CHARGES!
MOVE ON IN... This fabulous modern-beauty simply MUST BE VIEWED...In order to be fully appreciated. The only thing that's missing... IS YOU



ENTRANCE PORCH:
With external security light and an integral external store. Access into the entrance hall.

ENTRANCE HALL: 17'1 x 4'1 (5.21m x 1.24m)
Accessed via a secure external door. Providing complementary LVT wood-effect flooring. Carpeted stairs with open-spindle balustrade and hand-rail rise to the first floor, with under stairs storage cupboard beneath. Recessed ceiling spotlights, smoke alarm, double panel radiator. Access into the integral garage, bedroom/study, utility room and ground floor W.C. Max measurements provided.

GROUND FLOOR W.C: 6'6 x 2'9 (1.98m x 0.84m)
With vinyl wood-effect flooring. The Modern two piece suite comprises: Low level W.C and a ceramic oval wash hand basin with high-rise chrome mixer tap. Inset to a fitted vanity drawer storage unit. Slimline chrome heated towel rail, recessed ceiling spotlights and extractor fan.

UTILITY ROOM: 5'9 x 6'5 (1.75m x 1.96m)
With continuation of the modern LVT wood-effect flooring from the hallway. Providing a range of fitted base units with work surfaces over and partial wall tiled splash backs. Provision/ plumbing for under counter washing machine and tumble dryer. Ceiling light fitting. Access to the gas fired boiler. An external door opens out to the rear garden.

STUDY/ BEDROOM FOUR: 9'3 x 9'0 (2.82m x 2.74m)
Providing scope to be used for a variety of purposes. With modern LVT wood-effect flooring, a ceiling light fitting, double panel radiator and uPVC double glazed French doors opening out to the rear garden. Max measurements provided.

FIRST FLOOR LANDING: 9'3 x 3'4 (2.82m x 1.02m)
With carpeted flooring. Two internal windows from the living room and dining kitchen. A ceiling light fitting, telephone point, carpeted stairs with open-spindle balustrade and handrail, rising to the second floor. The landing leads into the large living room and stylish kitchen.

CONTEMPORARY KITCHEN: 16'0 x 9'5 (4.88m x 2.87m)
Of STUNNING modern design. Providing tasteful parquet-style LVT flooring. The excellent and extensive shaker-style kitchen provides a vast range of fitted wall, drawer and base units with Quartz work surfaces over, up-stands over and under unit wall lighting. Inset 1.5 bowl sink with flexi-spray mixer tap and quartz routed drainer. Integrated medium height electric oven with separate five ring gas hob, clear glass splash back and a wall mounted extractor hood above. Integrated under counter fridge freezer and dishwasher. Fitted wine rack. Recessed ceiling spot lights and a ceiling light fitting in dining area. Two uPVC double glazed windows to the rear elevation. Max measurements provided.

GENEROUS L-SHAPED LIVING ROOM: 17'3 x 16'1 (5.26m x 4.90m)
a lovely and large L-shaped living space. Providing carpeted flooring, coving, recessed ceiling spotlights, a suitable space for a large dining table, chairs and ceiling light fitting above. Two double panel radiators, TV connectivity point. Internal window from the landing. uPVC double glazed window to the front elevation. uPVC double glazed French doors open out onto the balcony.

FIRST FLOOR BALCONY: 16'0 x 4'2 (4.88m x 1.27m)
Accessed from the living room. Providing an enjoyable interchangeable outlook of the residential area, with glancing views across to the local park and village green, with suitable seating space and a wrought-iron railed frontage to be enjoyed all year round.

SECOND FLOOR LANDING: 9'2 x 6'3 (2.79m x 1.91m)
With carpeted flooring, an open-spindle balustrade and handrail, recessed ceiling spotlights, loft hatch access point, single panel radiator, fitted airing cupboard, housing the hot water cylinder. The landing leads into the family bathroom and all three bedrooms.

MASTER BEDROOM: 9'8 x 8'8 (2.95m x 2.64m)
A well-appointed DOUBLE bedroom with carpeted flooring, a single panel radiator and recessed ceiling spotlights. Extensive fitted wardrobes, uPVC double glazed window to the rear elevation and access into the en-suite shower room.

EN-SUITE SHOWER ROOM: 6'9 x 6'2 (2.06m x 1.88m)
Of eye-catching modern design. Providing patterned tile-effect vinyl flooring. The modern three piece suite comprising: Low level W.C with push-button flush, a large corner shower with mains power shower facility, rainfall-effect shower head and white wall tiled splash backs. White ceramic wash hand basin with chrome mixer tap. Inset to a fitted grey floating vanity storage unit. Chrome heated towel rail, shaver point, recessed ceiling spotlight and extractor fan. Obscure uPVC double glazed window to the rear elevation.

BEDROOM TWO: 11'2 x 8'7 (3.40m x 2.62m)
A further DOUBLE bedroom with carpeted flooring, a ceiling light fitting, single panel radiator, complementary feature wall panelling and a fitted wardrobe. uPVC double glazed window to the front elevation, enjoying an open outlook over the local green. Max measurements provided.

BEDROOM THREE: 11'2 x 6'9 (3.40m x 2.06m)
A sizeable bedroom with carpeted flooring, a ceiling light fitting, single panel radiator and a uPVC double glazed window to the front elevation, enjoying captivating open outlook. Max measurements provided.

FAMILY BATHROOM: 6'9 x 6'3 (2.06m x 1.91m)
Of complementary modern design. Providing patterned tile-effect vinyl flooring. The well-maintained three-piece suite comprises: Panelled bath with chrome mixer tap, mains shower facility, wall mounted clear-glass shower screen and white wall tiled splash backs. low level W.C with push-button flush and an oval pedestal wash hand basin with chrome mixer tap and medium height wall tiling behind. Chrome heated towel rail, recessed ceiling spotlights and extractor fan.

INTEGRAL GARAGE: 17'5 x 8'5 (5.31m x 2.57m)
Accessed via a manual up/ over garage door. Providing power, lighting and an integral right sided personal door, leading into the entrance hall. Offering great scope to be utilised into additional living accommodation. Subject to relevant approvals.

EXTERNALLY:
The front aspect is greeted with a tarmac driveway leading to the integral single garage. Access to the entrance porch, with external security light and integrated external store. The front garden is laid to lawn with a pivot hedged front boundary. The lovely, low-maintenance rear garden provides extensive Indian sandstone paving and gravelled boarders, an outside tap and external security light. There are fully fenced side and rear boundaries. A secure timber rear gate leads onto a shared pathway for access to the front of the property. PLEASE NOTE: There is NO SHARED ACCESS over the property.

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: 1,321 Square Ft.
Measurements are approximate and for guidance only. This includes the integral garage.

Tenure: Freehold.
Sold with vacant possession on completion.

Local Authority:
Newark & Sherwood District Council.

Council Tax: Band 'C'

EPC: Energy Performance Rating: 'C' (75)
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.

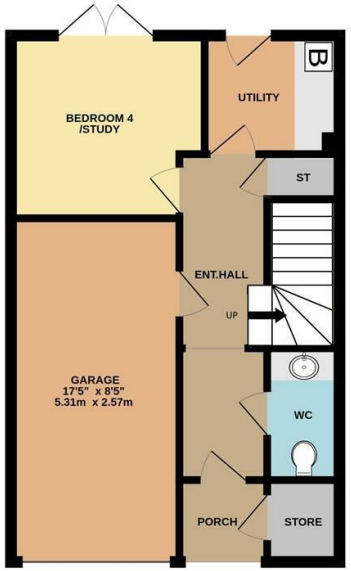
Local Information & Amenities: Fernwood
Fernwood is situated on the outskirts of Balderton. This modern-day village provides a variety of properties for first time buyers, families and Investors. There is a regular bus service into Newark and there are a host of useful local amenities within the village, 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.

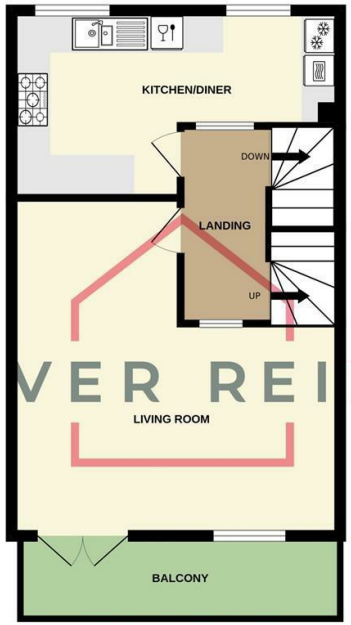
Money Laundering Regulations:
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

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.

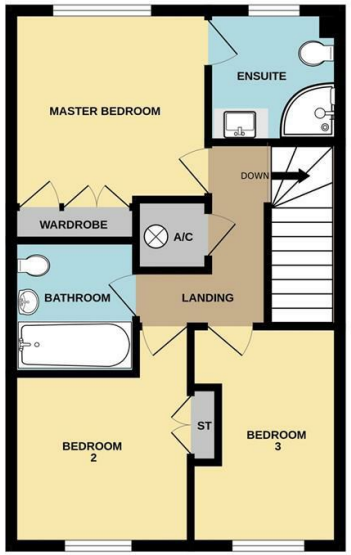
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	75	
(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

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