



21 Cameron Lane

FERNWOOD

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FERNWOOD, NEWARK, NG24 3GE

Nestled within the popular Fernwood Estate this wonderful three-story, semi-detached townhouse, built by David Wilson Homes in the early 2000's benefits from versatile living accommodation and fantastic local amenities including public houses, shops, tennis courts and a children's play park occupying the green opposite.

The property briefly comprises of a dining kitchen, living room, utility room, four well-proportioned bedrooms, bathroom and ensuite to the principal. Externally the property benefits from driveway parking for one car, a single garage and lovely rear garden which is predominantly laid to lawn.

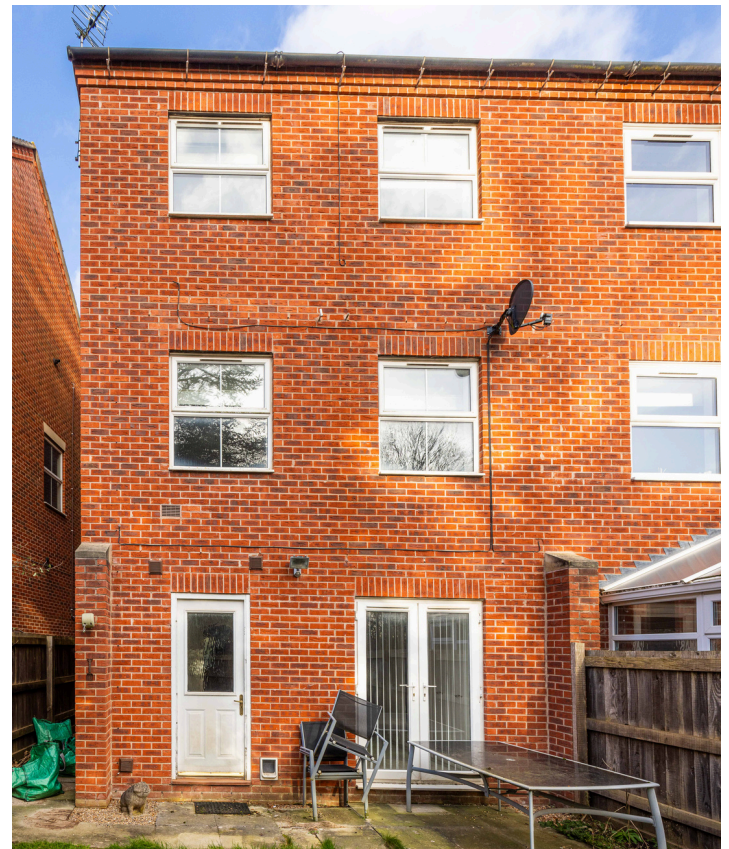


ground floor

The front door opens into a lovely tiled reception hall with stairs rising to the first floor on the right hand side with useful understairs cupboard.

To the rear of the hall is a useful utility room with fitted cabinetry, undercounter space for a washing machine and tumble dryer and a stainless steel sink with draining board. An external door provides access to the rear garden. There is also a cloakroom with wash hand basin and WC.

On the left hand side, accessed externally is the single garage, with a large bedroom at the rear. The generously proportioned double bedroom benefits from patio doors onto the rear garden and a wall of fitted wardrobes.





first floor

Stairs rise to the first floor landing which provides access to the dining kitchen to the front a sitting room to the rear.

The kitchen benefits from a tiled floor, plentiful space for a dining table and patio doors that open onto a wonderful balcony overlooking the park and green space opposite. On the balcony there is space for a breakfast table, perfect for enjoying a morning coffee or evening meal outdoors.

There is ample storage provided by plentiful base and wall white kitchen cabinetry perfectly accented by wood effect laminate worktops, square white tile back splashes and matt black hardware. Fitted appliances include a single oven and four ring gas hob, whilst there is under counter space for three appliances currently occupied by a fridge, freezer and dishwasher. The space for the dishwasher is perfectly located next to the one and a half bowl stainless steel sink with draining board.





Located at the rear of the property with lovely views over the Fernwood Estate green spaces is the wonderful sitting room. This L-shaped room is currently arranged as a multifunctional space, with both a relaxing sitting area and home office. The seating area is orientated around a painted wood fire place surround with decorative fireplace. There is a fantastic built in bookcase spanning the opposite wall with useful storage cupboards underneath.





second floor

Stairs rise again to the second-floor landing providing access to three further bedrooms and the bathroom. A large airing cupboard houses the water tank along with shelves and a hanging rail.

The primary bedroom located to the front of the property is a well-proportioned double with fitted wardrobes. The primary also benefits from an ensuite fitted with a shower cubicle, wash hand basin and WC.

The second bedroom is also a double room, whilst the third is a large single currently arranged as a dressing room, both benefiting from a fitted wardrobe.

Completing the accommodation is the bathroom fitted with a shower over bath, wash hand basin and WC.





gardens

To the front of the property is a private driveway providing parking space for at least one vehicle in front of the single garage. A shared side passage provides access to the rear garden through a pedestrian gate.

At the back of the property is a lovely fenced rear garden, which is predominantly laid to lawn with a patio directly to the rear of the house, a feature palm tree and mature bush to the right hand side.

local amenities

Located on the outskirts of Newark, Fernwood Village offers excellent amenities including schooling at primary and secondary level, shops, public houses, restaurants and take aways. Within the wonderful green spaces of the estate are lovely dog walks, children's parks and tennis courts.

Nearby Balderton provides further amenities including a health centre, supermarkets, pharmacy and library, whilst the historic market town of Newark offers a fabulous shopping area with many individual shops, restaurants and public houses.

Fernwood Village has excellent proximity to the junction of the A1, A46 and A17 (providing easy commutes to Nottingham and Lincoln) and Newark Northgate Station which allows easy access to Kings Cross St Pancras in approximately 1 hour and 10 minutes.

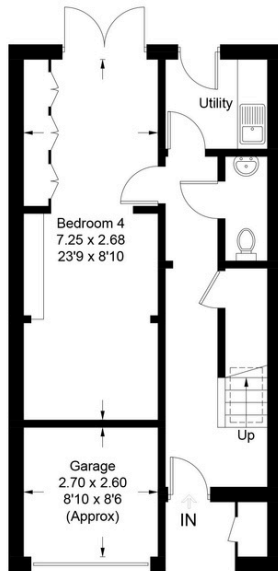
services

Mains water, drainage, gas and electricity are understood to be connected. The property has a boiler located in the utility room, with water tank located in the second-floor airing cupboard. None of the services or appliances have been tested by the agent.

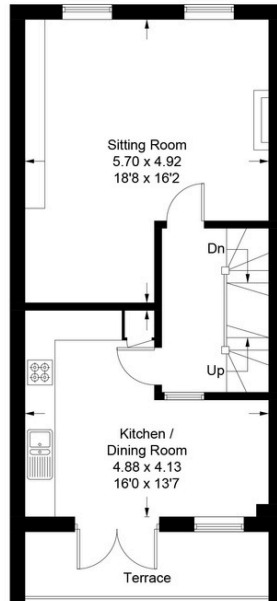
fixtures & fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

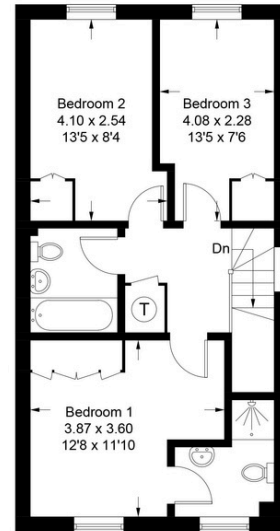
floorplan



Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area:

137.9 sq m / 1484 sq ft

Garage: 7.0 sq m / 75 sq ft

Total: 144.9 sq m / 1559 sq ft

Plans: The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.

Local Authority: Newark and Sherwood District Council
Council Tax Band: C

Tenure: Freehold

Possession: Vacant possession upon completion.

EPC rating: 76 | C

EPC potential: 87 | B