



Buttercross Estates

Cormack Lane, Fernwood



Welcome to Cormack Lane, an exceptionally versatile and attractive three-storey townhouse situated in the desirable village development of Fernwood, Newark.

Town House

Guide Price: £230,000

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**Full Property
Listing**



01636 343014



hello@buttercrossestates.com



www.buttercrossestates.com



Newark Beacon, Cafferata Way,
Newark On Trent, NG24 2TN

SUMMARY

Welcome to Cormack Lane, an exceptionally versatile and attractive three-storey townhouse situated in the desirable village development of Fernwood, Newark. Combining adaptable layout options with modern convenience, this home offers flexible family living or professional accommodation in a highly convenient setting. The home is being sold with no chain and no First Port charges.

Stepping onto the ground floor, you are greeted by an entrance hallway featuring a guest WC and a separate utility room. A standout feature on this floor is the flexible study space, which opens through French doors onto the rear garden. This versatile room can serve as a home office, quiet library, garden room, or easily function as a fourth bedroom to suit your lifestyle needs. The ground floor also benefits from integrated internal garage access for additional storage or parking.

The first floor forms the heart of the home, featuring an expansive lounge and dining area flooded with natural light. French doors lead out onto a private first-floor balcony, creating a delightful outdoor spot for morning coffee or relaxing in the evening. Across the landing, the fully equipped fitted kitchen provides ample workspace, low-level and high-level cabinetry, a gas hob, built-in oven, and a double-bowl sink overlooking the rear aspect.

On the second floor, the accommodation comprises three well-proportioned bedrooms alongside the family bathroom. The main bedroom features built-in double wardrobes and a private en-suite shower room. Two further bright bedrooms and a main family bathroom complete the top level, creating a serene, peaceful space away from the main living quarters. Outside, the property enjoys low-maintenance outdoor spaces, driveway parking in front of the garage, and an enclosed rear lawned garden.

THE AREA

Living in Fernwood offers an ideal blend of peaceful, modern village atmosphere and seamless connectivity. The local area is packed with amenities right on your doorstep, including a convenience store, local gym, veterinary clinic, coffee shop, micro-pub, and popular eateries. For families, the area is served by well-regarded schooling such as Chuter Ede Primary School and The Suthers School, alongside abundant local green spaces, children's play areas, and nature trails. Commuters will benefit from fast links to the A1 and A46, as well as nearby Newark Northgate station offering direct train services straight into London Kings Cross.

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THE HOME

Ground Floor

Entrance Hall (5.00m x 1.27m)

WC (2.01m x 0.84m)

Study/Bedroom Four (2.84m x 2.72m)

Utility (1.98m x 1.83m)

Garage

First Floor

Living Room (5.31m x 4.85m)

Kitchen (4.83m x 2.90m)

Second Floor

Bedroom One (2.97m x 2.72m)

EnSuite Shower Room (2.03m x 1.93m)

Bedroom Two (3.43m x 2.67m)

Bedroom Three (3.43m x 2.08m)

Family Bathroom (2.03m x 1.70m)

FULL PROPERTY LISTING

<https://buttercrossestates.com/property/7-cormack-lane-fernwood/>



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PeterM



I highly recommend Buttercross Estates. Moving house as we know is a very stressful process. When an estate agent takes the time to contact you with updates and ensures your buyers are well informed then at least one half of the process is stress free. When you add in advice and a shoulder to cry on the service goes above and beyond. I would definitely use them again and I thank them for the care and attention through out. Well done all.

Heather V



As first time buyers, we really appreciated the helpful and efficient service that Buttercross provided throughout our journey; from the ease of booking our first viewing; to the speed in which the keys were brought to us on completion day. We were even given a handy welcome hamper with food, drinks and vouchers, and a card - with a handpainted picture of our new home. We would recommend Buttercross - thank you!



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