



Carmelita Avenue, Fernwood, Newark

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 OLIVER REILLY



Carmelita Avenue, Fernwood, Newark

- CONTEMPORARY END TERRACE HOME
- POPULAR MODERN CUL-DE-SAC
- GROUND FLOOR W.C. & DINING KITCHEN
- LOVELY LOW-MAINTENANCE GARDEN
- EASE OF ACCESS ONTO A1, A46 & TOWN CENTRE
- THREE BEDROOMS
- GENEROUS LIVING ROOM
- FIRST FLOOR BATHROOM & EN-SUITE
- TWO ALLOCATED PARKING SPACES
- VIEWING ESSENTIAL! Tenure: Freehold. EPC 'C' (77)

Guide Price: £200,000 - £210,000. A MARVELLOUS MODERN-DAY GEM!

Take a look at this superb end terrace home. Pleasantly situated within a quiet residential cul-de-sac. Closely situated for ease of access onto the A1, A46 and to a range of schools and amenities.

You'll fall HEAD OVER HEELS for the charm and personality instilled inside this tastefully warm and welcoming home. Having been beautifully re-decorated and re-carpeted in the majority of rooms, to enhance the quality and condition immensely!

The attractive home holds a deceptive internal layout, comprising: Inviting entrance hall, ground floor W.C with a large storage cupboard. A well-appointed dining kitchen and a large DUAL-ASPECT living room, with French doors opening out into the garden.

The first floor landing hosts a contemporary family bathroom and three well-proportioned bedrooms. The master bedroom is further enhanced by an en-suite shower room.

Externally, the property provides TWO ALLOCATED PARKING SPACES- Situated in front of the house. The lovely, low-maintenance and part wall enclosed rear garden promises a wonderful external escape!

Further benefits of this attractive CONTEMPORARY CRACKER include uPVC double glazing throughout and gas fired central heating.

YOUR NEXT MOVE AWAITS... Step inside and gain a full sense of appreciation!



Guide Price £200,000 - £210,000



ENTRANCE HALL: 7'6 x 7'4 (2.29m x 2.24m)

Accessed via a part of obscure side entrance door. Providing wood-effect vinyl flooring, ceiling light fitting, smoke alarm, wall mounted central heating thermostat, Carpeted stairs with open spindle balustrade and handrail, rising to the first floor. Access into the generous living room, contemporary dining kitchen and ground floor W.C.

GROUND FLOOR W.C: 4'6 x 3'7 (1.37m x 1.09m)

With vinyl flooring, a low-level W.C with integrated push-button flush, pedestal wash hand basin with chrome taps and mosaic wall tiled splash backs. Ceiling light fitting, single panel radiator, large fitted double storage cupboard, housing, the electrical RCD consumer unit. Obscure uPVC double glazed window to the front elevation.

DINING KITCHEN: 12'2 x 8'1 (3.71m x 2.46m)

With continuation of the wood-effect vinyl flooring. The extensive kitchen provides a range of fitted cream wall and base units with laminate work surfaces over, up-stands and grey bevelled tiled splash backs. Inset stainless steel sink with chrome mixer tap and drainer. Integrated electric oven with dour ring gas hob over, stainless steel splash back and extractor hood above. Provision for an under-counter washing machine, slimline dishwasher and freestanding fridge freezer. Access to the 'IDEAL' combination boiler. Space for a dining table and chairs. Double panel radiator, ceiling light fitting, carbon monoxide alarm and a paned uPVC double glazed window to the front elevation.

LARGE LIVING ROOM: 15'1 x 14'6 (4.60m x 4.42m)

A generous, multi-purpose reception room, providing carpeted flooring, two ceiling light fittings, two single panel radiators, TV/telephone connectivity points. Useful under-stairs storage cupboard and uPVC double glazed window to the side elevation. uPVC double glazed French doors with uPVC double glazed full height side panels open out into the low-maintenance enclosed garden. Max measurements provided.

FIRST FLOOR LANDING: 12'2 x 2'8 (3.71m x 0.81m)

Providing carpeted flooring, an open spindle balustrade, ceiling light fitting, smoke alarm, loft hatch access point, single panel radiator, fitted airing cupboard. The landing lead into the family bathroom and all three bedrooms.



TWO ALLOCATED PARKING SPACES:

There are TWO block paved side-by-side allocated parking spaces located directly in front of the property.

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 £300. Please speak to the agent for further details.

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: 797 Square Ft.

Measurements are approximate and for guidance only.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

MASTER BEDROOM:

13'10 x 8'5 (4.22m x 2.57m)

A wonderful DOUBLE bedroom, located at the rear of the property, providing carpeted flooring, a single panel radiator, ceiling light fitting, paned uPVC double glazed window to the rear elevation, overlooking the garden. Access into the en-suite shower room. Max measurements provided.

EN-SUITE SHOWER ROOM:

8'5 x 4'4 (2.57m x 1.32m)

Of bright and airy modern design. Providing vinyl flooring, a fitted shower cubicle with electric shower facility and floor to ceiling white wall tiling. A low level W.C, with integrated push-button flush, a pedestal wash hand basin with chrome mixer tap and partial white wall tiled splash backs. Shaver point, single panel radiator, ceiling light fitting and extractor fan.

BEDROOM TWO:

10'2 x 8'6 (3.10m x 2.59m)

A further DOUBLE bedroom, located at the front of the property, providing carpeted flooring, single panel radiator, ceiling light fitting, paned uPVC double glazed window to the front elevation.

BEDROOM THREE:

8'9 x 6'3 (2.67m x 1.91m)

A well- proportioned single bedroom, providing carpeted flooring, single panel radiator, ceiling light fitting, uPVC double glazed window to the side and rear elevation.

FAMILY BATHROOM:

7'7 x 6'3 (2.31m x 1.91m)

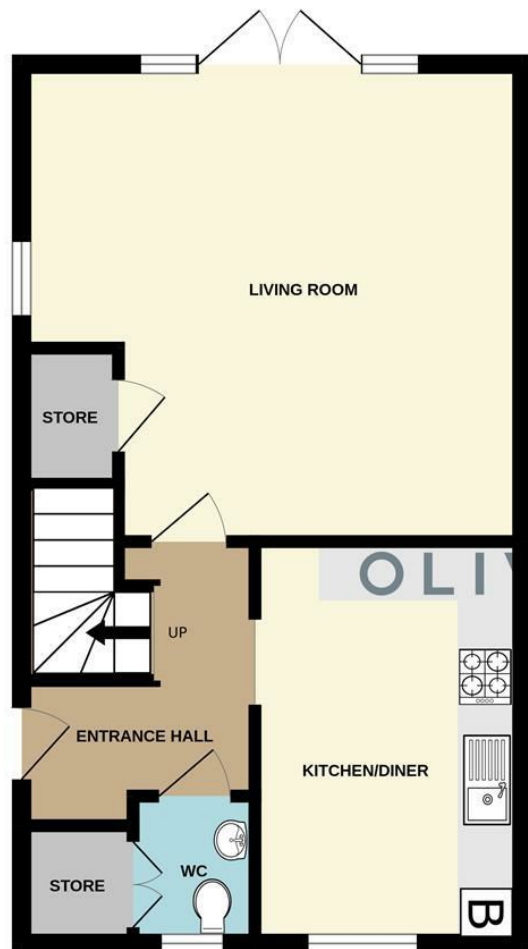
Of complementary modern design, providing vinyl flooring. Panelled bath with chrome mixer tap, medium height white wall tiling. Low-level W.C with integrated push-button flush and a pedestal wash basin with chrome mixer tap and partial white wall tiled splash backs. Ceiling light fitting, extractor fan, double panel radiator, obscure uPVC double glazed window to the front and side elevation. Max measurements provided.

EXTERNALLY:

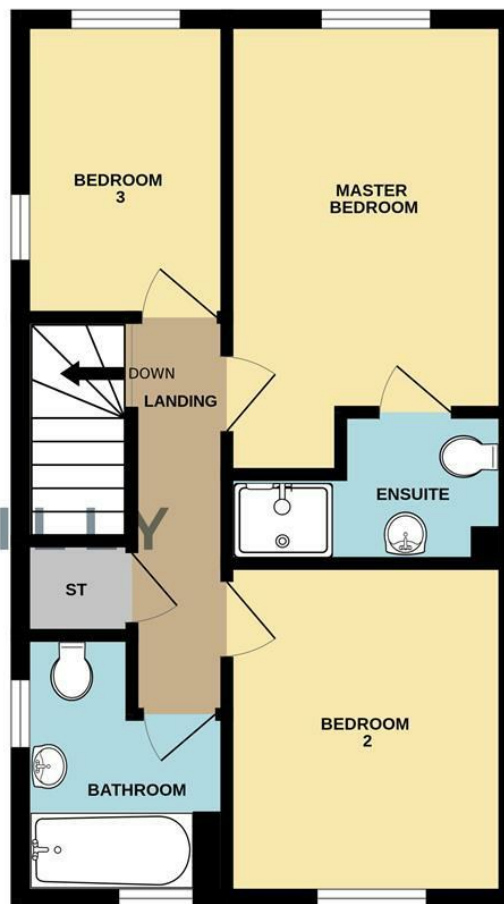
The front aspect of the property hosts TWO block paved allocated parking spaces. The side aspect provides a small paved pathway, leading to the entrance door, with external light and a gravelled side garden with established shrubbery. The lovely low-maintenance rear garden is predominantly laid to lawn, with partial planted borders, an oval paved seating area and paved pathway, leading to a rear timber access gate, onto a pathway onto the roadside. PLEASE NOTE: There is NO SHARED ACCESS across the properties garden. There is an outside tap, provision for a garden shed, a high-level walled left side and rear boundary and a fully fenced right side boundary.



GROUND FLOOR



1ST FLOOR



Council Tax: Band 'B'

EPC: Energy Performance Rating: 'C' (77)

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, 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 a modern and thriving village located on the outskirts of Balderton, offering an excellent choice of homes suited to first-time buyers, growing families, and investors alike.

The village benefits from a range of convenient local amenities, all within walking distance, including a convenience store, village hall, sports field, hairdressers, takeaway, wine bar, public house, and a brand-new secondary school. A regular bus service also provides easy access to the nearby historic market town of Newark-on-Trent.

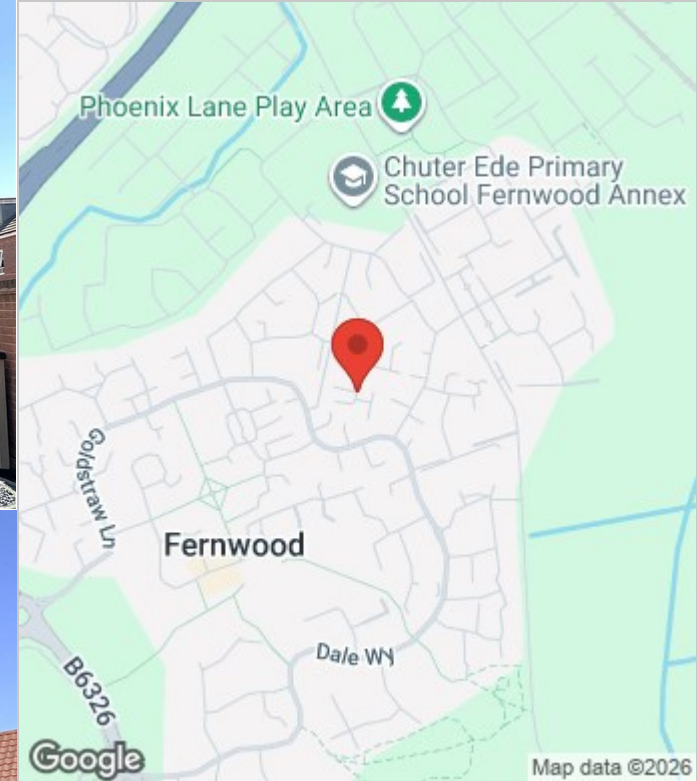
Ideally positioned for commuters, Fernwood enjoys excellent transport links, with quick access to the A1 and direct rail services to London King's Cross from Newark North Gate station. The area is also well served by a selection of highly regarded amenities, transport links and secondary schools in Newark, Lincoln, and Grantham.

Just 3.5 miles away, Newark-on-Trent offers a rich blend of history and modern convenience. The town features an impressive range of independent boutiques, high street retailers, cafés, restaurants, pubs, and cultural attractions, making it a popular destination for shopping, dining, and leisure.

Nearby Balderton provides an additional selection of everyday amenities, including Sainsbury's, Tesco Express, Lidl, Londis, a Post Office, pharmacy, public houses, and well-regarded primary and secondary schools, ensuring everything you need is close at hand.

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 an appointment, please contact us on: 01636 558 540.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	77	
(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 