

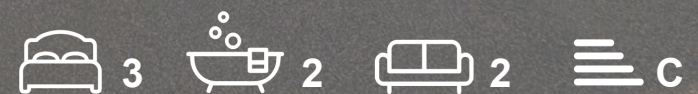


EDLIN & JARVIS  
ESTATE AGENTS



20 Cameron Lane  
Fernwood, Newark, NG24 3GE

£260,000





## 20 Cameron Lane

Fernwood, Newark, NG24 3GE

\*\*\* A Versatile Three-Storey Townhouse Overlooking Greenery\*\*\*

Nestled on Cameron Lane and directly overlooking picturesque green space, this three-storey townhouse offers an enviable blend of contemporary living, flexibility, and relaxed outdoor lifestyle. Whether you are stepping out onto your private balcony for a sunlit morning coffee or unwinding with a evening glass of wine as you watch the sunset over the greenery, this home is designed around effortless everyday comfort.

**Ground Floor Versatility:** Welcoming entrance hall leading to a dedicated utility room, a ground floor WC, and a adaptable snug/fourth bedroom—ideal as a quiet work-from-home study, playroom, or guest room with direct access to the garden.

**First Floor Social Hub:** A light-filled, spacious lounge opening through French doors onto a private balcony overlooking green views. Adjacent is a beautifully modernised open-plan kitchen and dining area, creating a warm, contemporary heart of the home perfect for hosting family and friends.

**Second Floor Sanctuary:** Three comfortable bedrooms on the top floor. The master bedroom features its own private ensuite shower room which needs to be finished, and recently modernised, stylish family shower room serves the remaining bedrooms.

**Low-Maintenance Outdoor Space:** A fully enclosed rear garden finished with gravel, offering a low-maintenance, blank-canvas for outdoor dining, potted plants, or simply relaxing without the upkeep.

**Parking & Efficiency:** Complete with gas central heating throughout, off-road driveway parking, and a valuable integral garage.

Fernwood is a highly desirable, modern village community situated just three miles south of the historic market town of Newark-on-Trent. Known for green spaces, and a friendly neighbourhood atmosphere, Fernwood provides an idyllic balance of convenient daily amenities.







Fernwood offers a well-equipped central hub with a convenience store, village hall, day nursery, pub, and fitness facilities, including an outdoor gym, tennis court, and children's play parks surrounded by scenic walking routes.

Families are perfectly placed with excellent educational options nearby: Primary school and Secondary education to include Suther's High School and buses to Newark and Grantham grammar schools.

Fernwood boasts exceptional connectivity for commuters:

**Road Links:** Instant access to the A1 and A46, providing quick car routes north towards Lincoln, south towards Grantham and London, and west to Nottingham.

**Rail Connections:** Newark North Gate railway station is less than 10 minutes away, offering high-speed East Coast Main Line trains to London King's Cross in just ~75 minutes. Newark Castle station provides regional direct services to Nottingham and Lincoln.

**Public Transit:** Regular bus services run through Fernwood connecting residents directly to Newark town centre.

#### Entrance Hall

**Snug/Bedroom Four**  
9'3 x 9'2 (2.82m x 2.79m)

**Utility Room**  
6'5 x 6'0 (1.96m x 1.83m)

**WC**  
6'7 x 2'10 (2.01m x 0.86m)

#### Landing

**Kitchen Diner**  
15'7 x 9'3 (4.75m x 2.82m)  
max measurements

**Lounge**  
17'7 x 15'7 (5.36m x 4.75m)  
max measurements

#### Second Floor

**Bedroom One**  
9'7 x 9'0 (2.92m x 2.74m)

**Ensuite**  
6'7 x 6'0 (2.01m x 1.83m)

**Bedroom Two**  
11'2 x 8'4 (3.40m x 2.54m)  
max measurements

**Bedroom Three**  
11'2 x 7'3 (3.40m x 2.21m)

**Shower Room**  
6'1 x 5'6 (1.85m x 1.68m)

**Garage**  
17'7 x 8'5 (5.36m x 2.57m)





Floor Plan



Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

