



Cameron Lane, Fernwood
Asking Price £280,000



Cameron Lane

Fernwood, Newark

MARKETED WITH NO CHAIN Occupying arguably one of Fernwood's most desirable and sought-after positions, this impressive, LIGHT and SUNNY modern semi-detached townhouse presents a RARE opportunity to acquire a home with truly EXCEPTIONAL OUTLOOKS. Tucked away at the end of a quiet cul-de-sac with no passing traffic and no service charges, the property enjoys magnificent panoramic views across green and mature parkland, creating a wonderful sense of space, privacy and exclusivity that is seldom available. Designed to make the most of its enviable setting, the property features a substantial balcony with far-reaching views, a south-west facing rear garden, a generous integral garage, and off-street parking for multiple vehicles.

The property has recently benefited from a programme of refurbishment, including redecoration and new flooring in selected areas, offering well-presented accommodation ready for immediate occupation. The accommodation comprises, on the ground floor, an inviting entrance hallway with understairs storage, access to the integral garage, a cloakroom/WC, utility room, and a versatile double bedroom which could equally serve as a sitting room, home office or guest suite, with French doors opening onto the rear garden. The first floor provides an impressive living space, including a spacious lounge overlooking the rear garden with an adjoining study area, ideal for home working.

The standout feature is the superb L-shaped dining kitchen, fitted with a range of units and integrated appliances including a four-ring gas hob and double electric oven. French doors open directly onto the spectacular balcony, perfectly positioned to enjoy the property's uninterrupted and far reaching views. The second floor offers a generous landing leading to three further double bedrooms, all benefiting from fitted wardrobes. The principal bedroom also enjoys the advantage of an en-suite shower room, while a well-appointed family bathroom serves the remaining bedrooms. Externally, the property enjoys a tucked-away position with no vehicular access beyond the house, enhancing the peaceful setting.





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To the front, there is off-street parking for multiple vehicles and access to a useful external store. The private SOUTH WEST facing rear garden is partially walled and thoughtfully landscaped, featuring a decked entertaining area, lawn, low-maintenance gravelled sections, and a variety of established shrubs and trees. Further benefits include gas central heating, UPVC double glazing, and, most importantly, a truly unique position offering some of the finest open views available within Fernwood. This is an exciting opportunity to acquire a spacious family home in a premium location where properties with such an outlook rarely come to the market.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

Entrance Hall

14' 5" x 6' 7" (4.39m x 2.01m)
maximum measurements

Ground Floor WC

6' 8" x 2' 10" (2.03m x 0.86m)

Utility Room

6' 9" x 5' 10" (2.06m x 1.78m)

Bedroom Four/Sitting Room

9' 7" x 8' 9" (2.92m x 2.67m)

Lounge

16' 1" x 13' 2" (4.90m x 4.01m)

Study Area

8' 7" x 4' 11" (2.62m x 1.50m)

Dining Kitchen

16' 1" x 13' 7" (4.90m x 4.14m)
maximum measurements

Balcony

16' 2" x 4' 2" (4.93m x 1.27m)





Bedroom One

12' 9" x 11' 11" (3.89m x 3.63m)
maximum measurements

Ensuite Shower Room

7' 9" x 6' 10" (2.36m x 2.08m)
maximum measurements

Bedroom Two

13' 2" x 8' 3" (4.01m x 2.52m)
maximum measurements

Bedroom Three

13' 2" x 7' 6" (4.01m x 2.29m)
maximum measurements

Second Floor Bathroom

6' 7" x 5' 9" (2.01m x 1.75m)

Integral Garage

22' 11" x 8' 8" (6.99m x 2.64m)
maximum measurements

Agent's Note

The property can be approached by a shared access road in front of neighbouring properties.



Services

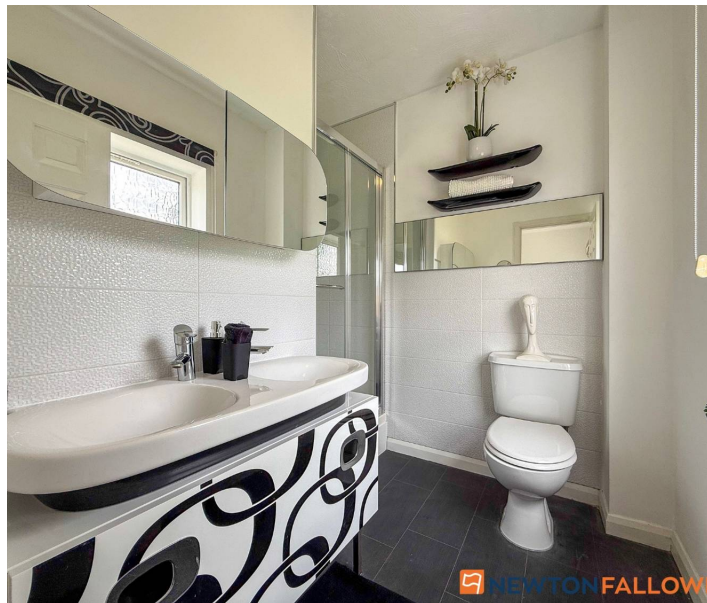
Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 1,532 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls, chimney breasts etc and alterations to the floorplan to ensure it is representative of the property's layout. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.



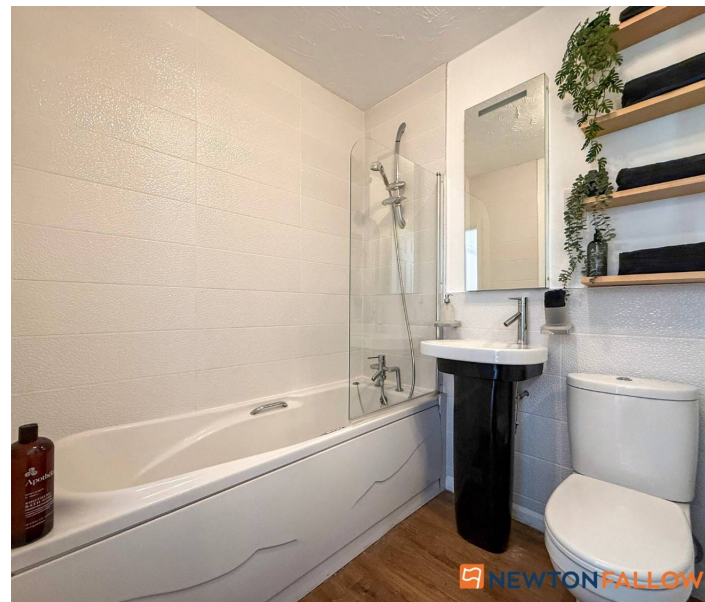


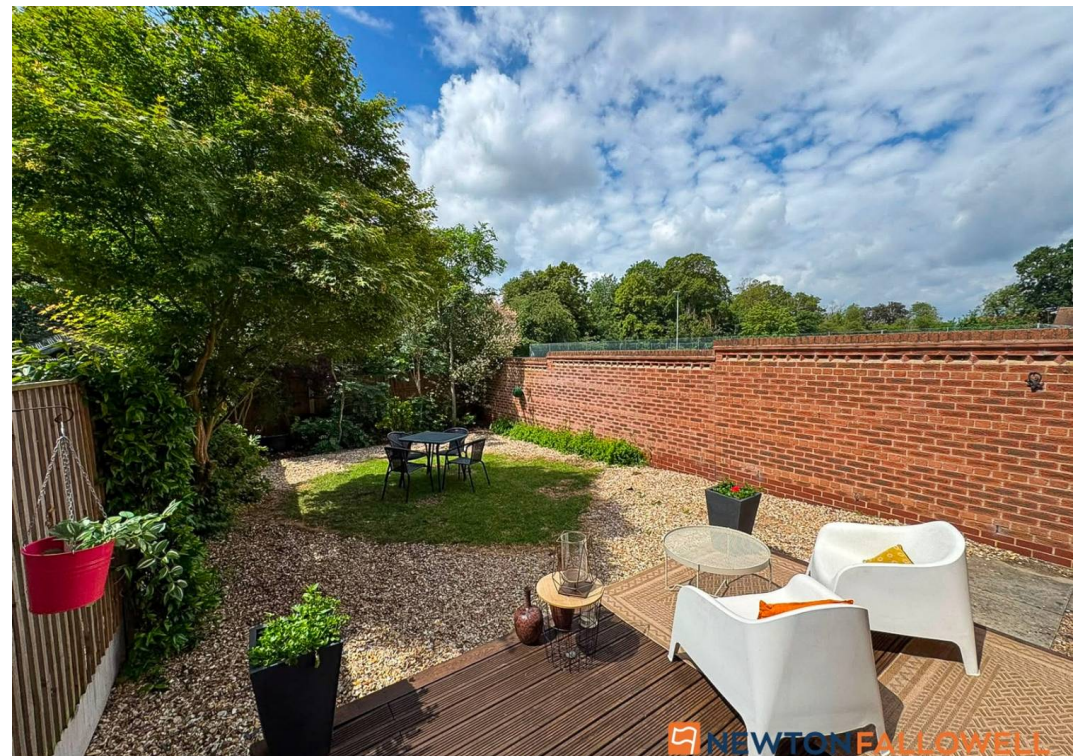
Anti-Money Laundering Regulations

Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

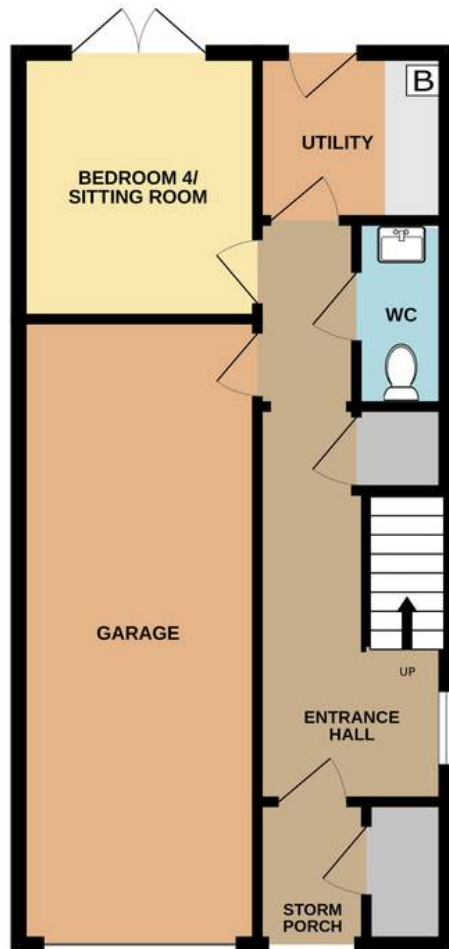
Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers. Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you choose to arrange a survey through them. For more information, please call the office.

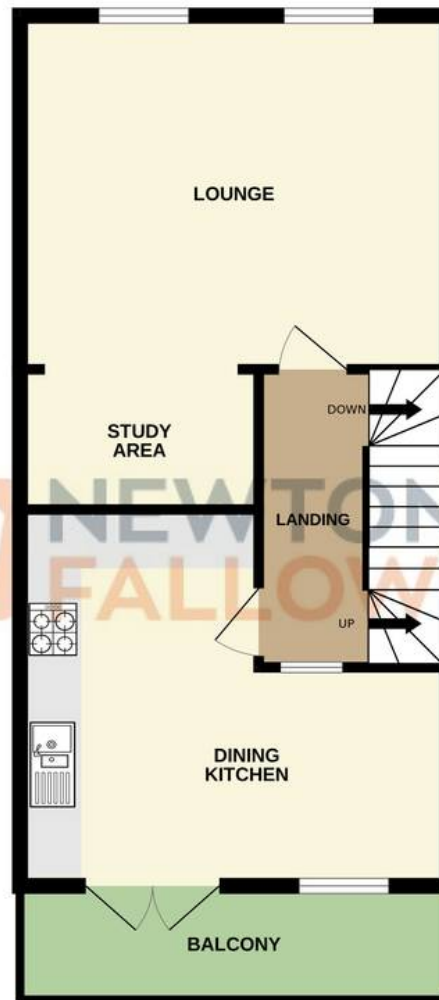




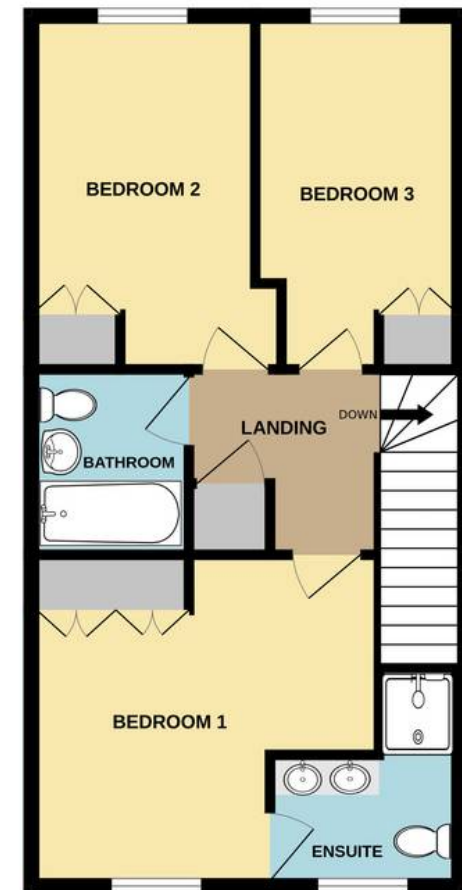
GROUND FLOOR



1ST FLOOR



2ND FLOOR





Newton Fallowell

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