

House Type Poplar, Plot 263 Collinson Lane,
Fernwood, Newark, NG24 3GJ

£310,000

Tel: 01636 611 811

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Four Bedroomed Semi-Detached House
- Contemporary Living Space
- Set over Three Floors
- 1st Floor Living Room, Shower Room & Double Bedroom
- Property in Course of Construction
- ** Offered with £25,000 of Incentives **
- Open Plan Kitchen/Dining/Family Room
- Three 2nd Floor Bedrooms & Family Bathroom

Kings Meadow is situated on the outskirts of Fernwood Village, convenient for local amenities, access points to the A1 trunk road and Newark Town Centre.

The semi-detached Poplar offers contemporary living space set over three floors. The ground floor features an open plan kitchen/dining/family room which also includes a utility area. There is also a cloakroom to the ground floor. The first floor consists of the living room, shower room and a double bedroom. Three further bedrooms, two of which are doubles and the family bathroom can be found on the second floor.

GROUND FLOOR

DINING/FAMILY ROOM
14'11 x 8'11 (4.55m x 2.72m)

KITCHEN AREA
11' x 9'11 (3.35m x 3.02m)

UTILITY
9'1 x 6'1 (2.77m x 1.85m)

WC
5'7 x 3'3 (1.70m x 0.99m)

FIRST FLOOR

LIVING ROOM
15'11 x 12'4 (4.85m x 3.76m)

BEDROOM ONE
13;3 x 9' (3.96m;0.91m x 2.74m)

SHOWER ROOM
6'8 x 6'4 (2.03m x 1.93m)

SECOND FLOOR

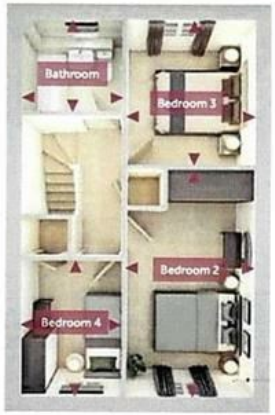
BEDROOM TWO
15'8 x 8'9 (4.78m x 2.67m)

BEDROOM THREE
9'11 x 8'9 (3.02m x 2.67m)

BEDROOM FOUR
9'4 x 6'10 (2.84m x 2.08m)

BATHROOM
6'10 x 6'4 (2.08m x 1.93m)

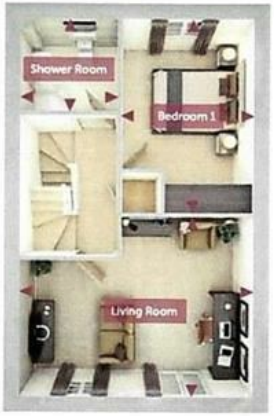
Bedroom 2	4777mm x 2674mm	15'8" x 8'9"
Bedroom 3	3019mm x 2675mm	9'11" x 8'9"
Bedroom 4	2851mm x 2092mm	9'4" x 6'10"
Bathroom	2092mm x 1917mm	6'10" x 6'4"



SECOND FLOOR



GROUND FLOOR

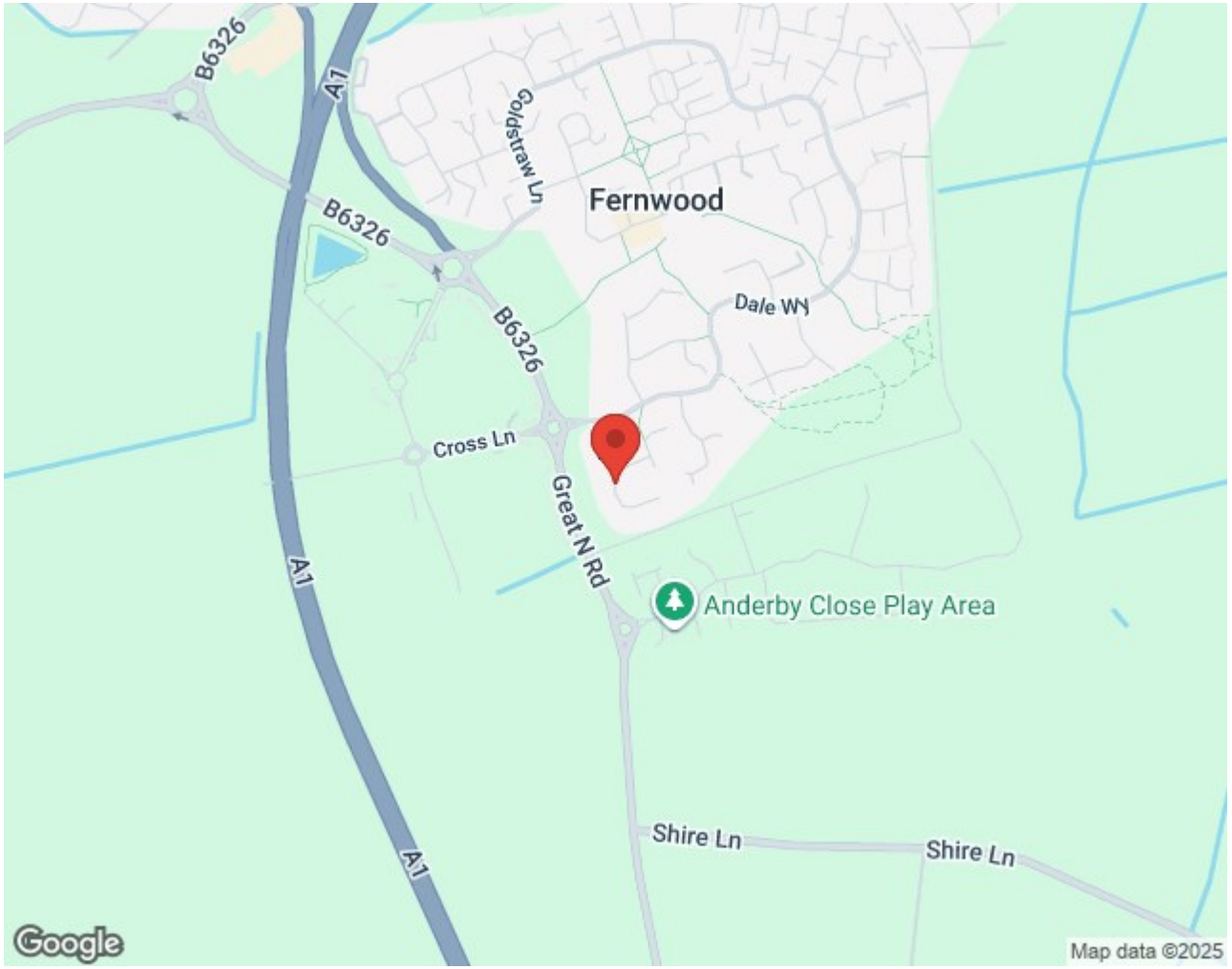


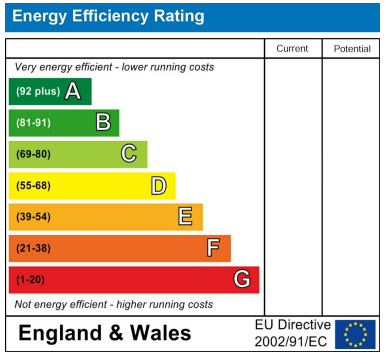
FIRST FLOOR

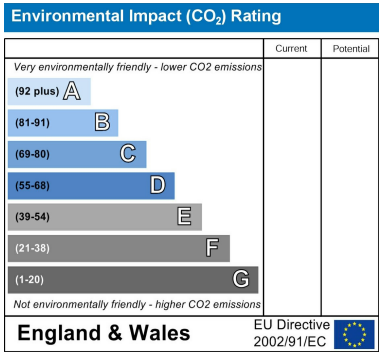
Dining / Family	4541mm x 2717mm	14'11" x 8'11"
Kitchen	3344mm x 3012mm	11'0" x 9'11"
Utility	2762mm x 1843mm	9'1" x 6'1"
WC	1693mm x 1000mm	5'7" x 3'3"

Living Room	4855mm x 3764mm	15'11" x 12'4"
Bedroom 1	4033mm x 2744mm	13'3" x 9'0"
Shower room	2023mm x 1918mm	6'8" x 6'4"

All images used are for illustrative purpose only. Dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Executives in respect of individual properties. We give maximum dimensions within each room and these may include areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of any contract unless specifically incorporated in writing into the contract.







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The Property Ombudsman

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25 Stodman Street,
Newark NG24 1AT
Tel: 01636 611 811
Email: newark@richardwatkinson.co.uk

RICHARD WATKINSON PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers