

Plot 284 Collinson Lane, Fernwood, Newark, NG24 3GJ

£300,000

Tel: 01636 611 811



- Flexible Living Over Three Storeys
- Family Bathroom & Two Bedrooms En-Suite
- Ground Floor Living/Dining Area Opening to In Course of Construction Garden
- Available Soon

- A Four Bedroomed Home
- Separate Kitchen Plus Utility
- \*\* £10,000 WORTH OF INCENTIVES \*\*

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 Cyprus offers flexible living over three storeys. The ground floor features a living/dining area opening onto the garden via French doors, with separate kitchen, plus a utility and cloakroom. The first floor features bedroom one with dressing room and en-suite, bedroom 2 and a family bathroom. The second floor features two double bedrooms, one with an ensuite.

### **GROUND FLOOR**

#### LIVING/DINING ROOM

15'1 x 13'5 (4.60m x 4.09m)

#### **KITCHEN**

10'11 x 10'10 (3.33m x 3.30m)

#### UTILITY

7'3 x 6'8 (2.21m x 2.03m)

#### WC

6'8 x 3'4 (2.03m x 1.02m)

### FIRST FLOOR

### BEDROOM ONE

13'5 x 12'9 (4.09m x 3.89m)

# **EN-SUITE**

7'8 x 5'7 (2.34m x 1.70m)

# BEDROOM FOUR

10'4 x 8'8 (3.15m x 2.64m)

# **BATHROOM**

10'4 x 6'1 (3.15m x 1.85m)

# SECOND FLOOR

# **BEDROOM TWO**

15'1 x 13'6 (4.60m x 4.11m)

#### BEDROOM THREE

15'1 x 10'1 (4.60m x 3.07m)





Bedroom 2 Bedroom 3

4588mm x 4103mm 15'1" x 13'6" 4588mm x 3074mm 15'1" x 10'1"



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

Living / Dining	4589mm x 4087mm	15'1" x 13'5"	Bedroo
Kitchen	3314mm x 3049mm	10'11' x 10'0'	En suite
Utility	2219mm x 2034mm	73° x 6'8°	Bedroo
wc	2034mm x 1008mm	6'8" x 3'4"	Bathroo

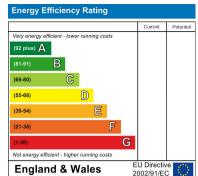
 Bedroom 1
 4086mm x 3889mm
 13'5' x 12'9'

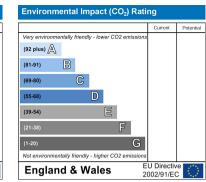
 En suite
 2275mm x 1695mm
 76' x 5'7'

 Bedroom 4
 3155mm x 2639mm
 10'4' x 8'8'

 Bathroom
 3155mm x 1862mm
 10'4' x 6'1'

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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# Thinking of selling? For a FREE no obligation quotation call 01636 611 811





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25 Stodman Street, Newark NG24 1AT Tel: 01636 611 811

Email: newark@richardwatkinson.co.uk

