

# Jon Brambles

ESTATE AGENTS



## Phoenix Lane, Fernwood NG24 3UA



A beautifully presented, very substantial and impressive four bedroom detached family home built in 2021. In addition to the four double bedrooms, the property has three reception rooms, a fabulous breakfast kitchen, utility, cloakroom, two en-suites and a family bathroom. There is off road parking and a double garage. Early viewing is essential to appreciate this very impressive residence.

**£425,000**

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### Situation and Amenities

Fernwood is located on the edge of Balderton with local amenities including a village hall, shop, nursery and infant schools, The Brews Brothers dine-in and takeaway and the Tawny Owl pub. Balderton is located approximately three miles to the south of the market town of Newark on Trent. Local amenities include a post office, pharmacy, supermarkets including Lidl, Tesco and Sainsburys, a Health Centre, well respected schools and regular bus services to Newark town centre. The location is in close proximity of Route 64 of the National Cycle Network which runs from Market Harborough to Lincoln. There is a large selection of independent retailers and high street stores including Marks & Spencer food hall and Waitrose. Many of the shops face onto the historic market place which has regular open air markets. Newark is ideally placed for commuter links with the A46 to Nottingham and Lincoln, and the A1 for travel North and South. In addition, Newark Northgate Railway Station is on the East Coast mainline and regular trains to London take approximately 80 minutes.

### Accommodation

Upon entering the front door, this leads into:

#### Reception Hallway

The spacious and welcoming reception hallway has the dogleg staircase rising to the first floor with useful storage cupboard beneath. The hallway provides access to the cloakroom, study, dining room, lounge and breakfast kitchen. There is a ceiling light point and a radiator installed.

#### Ground Floor Cloakroom

The cloakroom has an opaque window to the front elevation and is fitted with a WC and pedestal wash hand basin. The room has recessed ceiling spotlights and a radiator.

#### Study/Home Office 9' 4" x 7' 1" (2.84m x 2.16m) (plus door recess)

This useful study/home office has a window to the front elevation with bespoke fitted blind, a ceiling light point and a radiator.

#### Lounge 16' 10" x 12' 0" (5.13m x 3.65m)

This excellent sized and well proportioned reception room has windows and glazed French doors to the rear, two ceiling light points and two radiators.

#### Breakfast Kitchen/Family Room 21' 3" x 10' 2" (6.47m x 3.10m) (plus recesses)

This superb room is the heart of the home and has windows to the rear elevation, and glazed patio doors providing access to the garden. The breakfast kitchen is of sufficient size to accommodate occasional furniture and a large dining table. The kitchen area itself is fitted with an excellent range of contemporary base and wall units, complemented with square edge work surfaces and matching splash backs. There is a one and a half bowl stainless steel sink, and integrated appliances include an eye level double oven, induction hob with extractor hood above, fridge, freezer and dishwasher. The room has recessed ceiling spotlights,

two pendant lights over the dining area, and a radiator. From the breakfast kitchen there are doors leading into the utility room and the dining room.

### **Utility Room**

The utility room has a half glazed door to the side and is fitted with base and wall units to match those of the kitchen, complemented with square edge work surfaces. There is a stainless steel sink, and an integrated washing machine. The central heating boiler is located here.

### **Dining Room 11' 7" x 9' 3" (3.53m x 2.82m)**

The dining room is accessed from both the kitchen and the hallway and this gives a nice flow to the ground floor accommodation. This reception room has a window to the front elevation with bespoke fitted blind, a ceiling light point and a radiator. The dining room is currently used as an additional sitting room.

### **First Floor Landing**

The staircase rises from the reception hallway to the first floor galleried landing which has doors into all four bedrooms and the family bathroom. The airing cupboard and access to the loft space are obtained from here. The landing has a ceiling light point and a radiator.

### **Master Bedroom 13' 8" x 11' 9" (4.16m x 3.58m)**

A fabulous master bedroom with dual aspect windows to the front and side elevations, both with bespoke fitted blind. The room has a ceiling light point and a radiator. An opening leads through to the dressing area.

### **Dressing Area**

The dressing area has a window to the rear elevation, four fitted double wardrobes, a ceiling light point and a radiator. A door provides access to the en-suite bathroom.

### **En-suite Bathroom 7' 0" x 5' 10" (2.13m x 1.78m)**

The en-suite is fitted with a white suite comprising bath, pedestal wash hand basin and WC. In addition there is a double width walk-in shower cubicle with mains shower. The bathroom is complemented with part ceramic wall tiling and recessed ceiling spotlights. In addition there is an extractor fan and a heated towel rail.

### **Bedroom Two 12' 2" x 10' 6" (3.71m x 3.20m)**

A further excellent sized double bedroom with two windows to the rear elevation with bespoke fitted blinds. The bedroom has a ceiling light point and a radiator. A door leads into the en-suite shower room.

### **En-suite Shower Room**

This en-suite has an opaque window to the side elevation and is fitted with a walk-in shower cubicle with mains shower, pedestal wash hand basin and WC. The room has a ceiling light point, an extractor fan and a heated towel rail.

### **Bedroom Three 11' 2" x 10' 7" (3.40m x 3.22m)**

Also a great sized double bedroom, with a window to the front elevation with bespoke fitted blind. There is also a ceiling light point and a radiator.

### **Bedroom Four 10' 11" x 9' 6" (3.32m x 2.89m)**

Bedroom four is an excellent sized double and has a window to the front elevation with bespoke fitted blind, a ceiling light point and a radiator.

### **Family Bathroom 7' 0" x 6' 9" (2.13m x 2.06m) (plus shower recess)**

The family bathroom has an opaque window to the rear and is fitted with a white suite comprising bath, pedestal wash hand basin and WC. In addition there is a walk-in shower cubicle with mains shower. The bathroom has a ceiling light point, an extractor fan and a heated towel rail.

### **Outside**

To the front of the property are two neatly maintained lawns, edged with borders containing a variety of mature shrubs and plants. A footpath leads to the front door. Located to the side of the property is the double width driveway providing off road parking for several vehicles and in turn leads to the detached double garage. Gated access leads into the rear garden.

### **Detached Double Garage 17' 7" x 16' 11" (5.36m x 5.15m)**

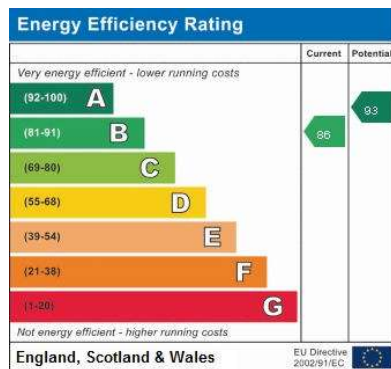
The garage has twin up and over doors to the front elevation and a personnel door to the side. The garage is equipped with both power and lighting.

### **Rear Garden**

The rear garden is of an excellent size, fully enclosed and laid to lawn. There is a patio area adjacent to the French doors from the breakfast kitchen and this provides an ideal outdoor seating and entertaining space.

### **Council Tax**

The property is in Band E.



### **VIEWING**

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

### **THINKING OF SELLING?**

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

### **Local Authority**

Newark & Sherwood District Council, Notts, 01636 650000

### **Possession/Tenure**

Vacant possession will be given upon completion. The tenure of the property is Freehold.

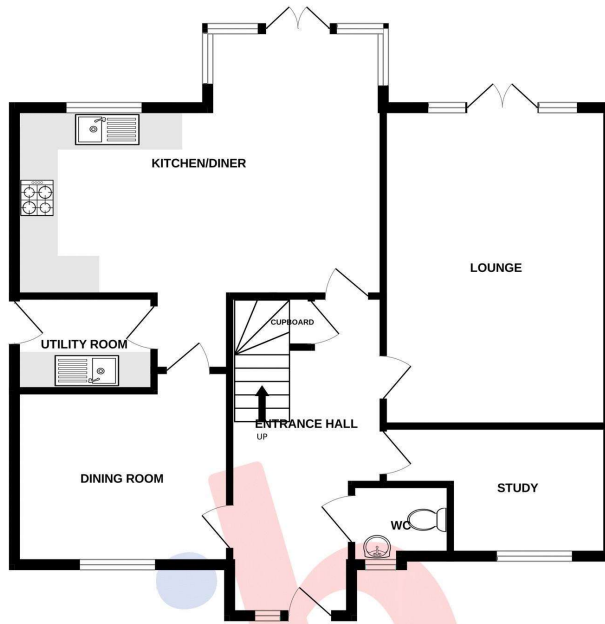
**MONEY LAUNDERING REGULATIONS:** In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

### **Services/Referral Fees**

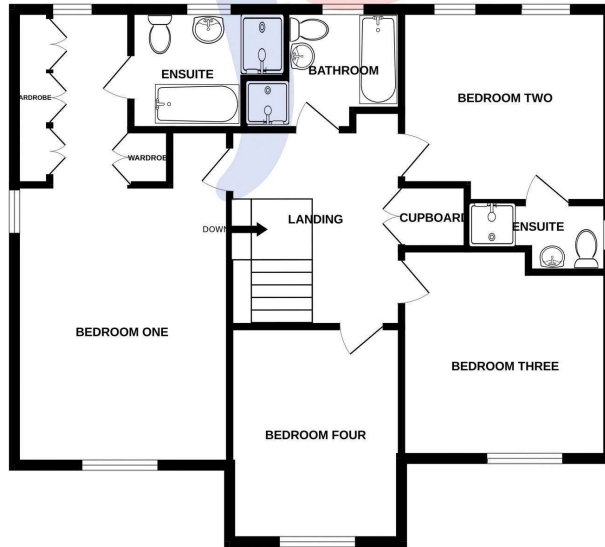
Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: Chattertons Solicitors - £120.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00006626 17 November 2023



GROUND FLOOR  
842 sq.ft. (78.3 sq.m.) approx.



1ST FLOOR  
821 sq.ft. (76.3 sq.m.) approx.



TOTAL FLOOR AREA : 1664 sq.ft. (154.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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