



EDLIN & JARVIS
ESTATE AGENTS



11 Phoenix Lane
Fernwood, Newark, NG24 3UA
Guide Price £400,000



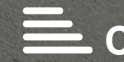
4



4



3



C

11 Phoenix Lane

Fernwood, Newark, NG24 3UA

ROOM FOR ALL THE FAMILY Guide Price £400,000 to £425,000. This spacious four double bedroom detached family home was built by David Wilson. The hub of the home is the recently refitted open plan living kitchen diner with doors opening onto the seating terrace. This extends over 21ft providing a range of contemporary wall and base units with wood effect worksurfaces, spotlights and plinth lighting. Integrated appliances include a dishwasher, double oven, five ring gas hob and a wall mounted extractor hood. The rest of the ground floor accommodation comprises an entrance hallway, lounge with French doors leading to the rear garden, dining room, study, utility room and a downstairs WC. The galleried landing leads to a family bathroom, four double bedrooms with ensuite to bedroom two and the master bedroom benefits from a dressing area and a wet room. The property benefits from gas central heating and UPVC double glazing. Outside to the rear is an enclosed garden which is laid to lawn with flower borders and a paved seating area. The double detached garage can be accessed from the rear garden or from the driveway to the front.

This property is part of the old development of Fernwood. Fernwood has many amenities to include a village shop, a gym, a primary school, a vets, children's play parks, tennis courts, The Brews Brothers pub and coffee house and a community centre. Fernwood is a favourite for commuters with its great transport links to include easy access to the A1, A46 & A52. Newark Town centre is less than 3 miles away and Newark Northgate Train Station is approximately 4 miles where you can catch the East Coast train line to London Kings Cross in 1 hour 15 minutes.

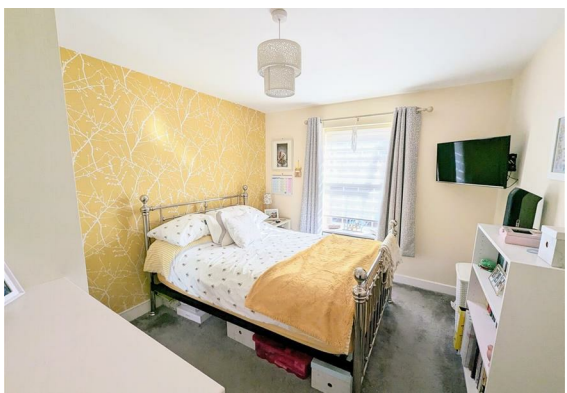
Please note there is a management charge of approximately £260 per year.

Entrance Hall

17'3 x 8'3 (5.26m x 2.51m)

Lounge

17'2 x 12'2 (5.23m x 3.71m)





Kitchen Diner
21'4 x 14'5 (6.50m x 4.39m)

Utility Room
7'6 x 7'3 (2.29m x 2.21m)

Dining Room
11'7 x 8'1 (3.53m x 2.46m)

Study
12'7 x 7' (3.84m x 2.13m)

WC
5'4 x 4 (1.63m x 1.22m)

Landing

Bedroom One
17'2 x 11'7 (5.23m x 3.53m)

Wet Room
8'4 x 6'6 (2.54m x 1.98m)

Bedroom Two
11'2 x 10'5 (3.40m x 3.18m)

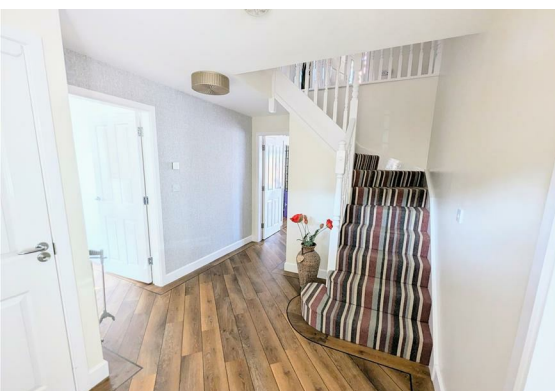
Ensuite
8'7 x 3'8 (2.62m x 1.12m)

Bedroom Three
11'2 x 10'7 (3.40m x 3.23m)

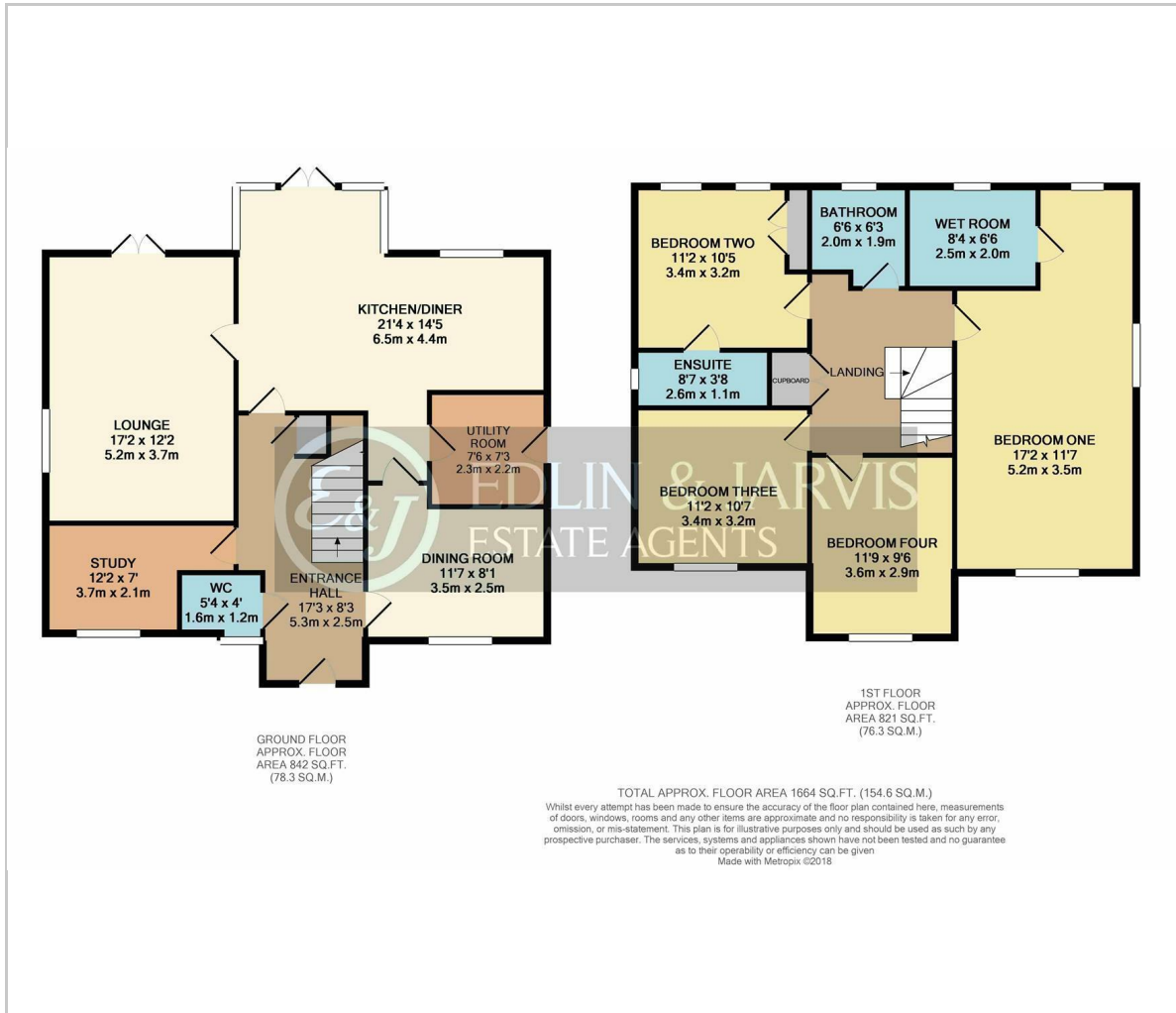
Bedroom Four
11'9 x 9'6 (3.58m x 2.90m)

Bathroom
6'6 x 6'3 (1.98m x 1.91m)

Double Garage



Floor Plan



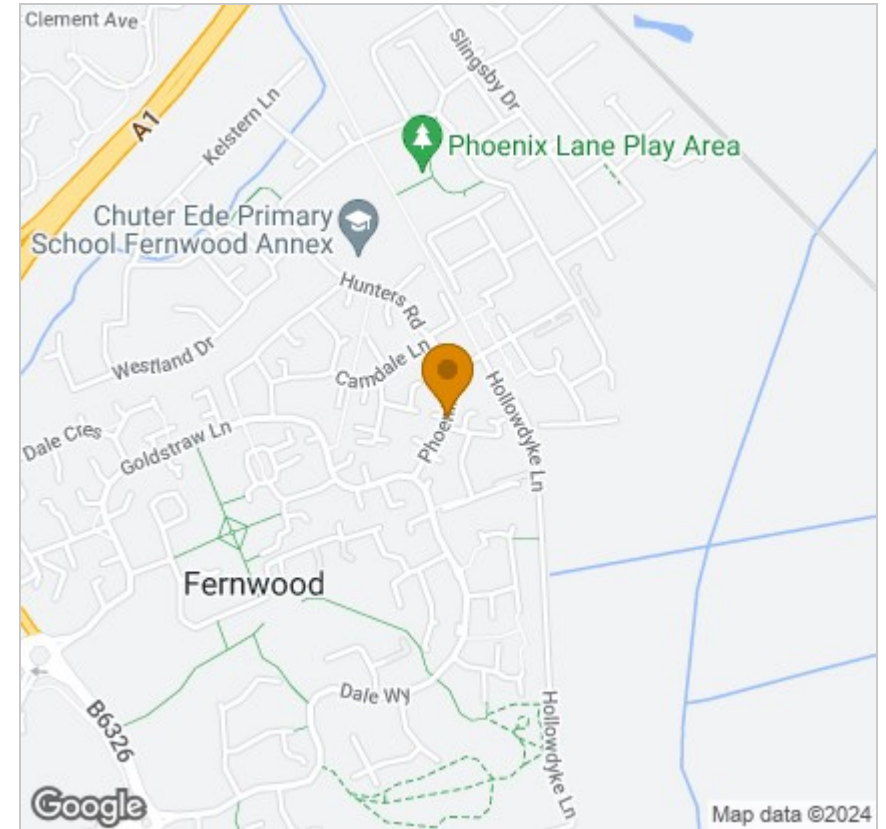
Viewing

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

36 Middle Gate, Newark, NG24 1AL
Tel: 01636 555043 Email: enquiries@edlinandjarvis.co.uk <https://www.edlinandjarvis.co.uk/>

Area Map



Energy Efficiency Graph

