



**53 Phoenix Lane, Fernwood, Newark, NG24
3UA**

£390,000
Tel: 01636 611 811

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

A detached four bedroomed family sized house built 2020, and offered for sale in pristine condition throughout. The property is designed with a gabled elevation and stands prominently on Phoenix Lane. There is a hedgerow frontage, driveway and a south facing rear garden. The design maximises space with light and airy accommodation ideal for the modern lifestyle. The property is immaculate throughout. Central heating is gas fired.

The accommodation provides on the ground floor, entrance hall, cloakroom, lounge, study/family room, dining kitchen and utility room. The first floor provides four good sized bedrooms, master ensuite and family bathroom. The house is designed with good storage and cupboard space. There are built-in cupboards in the hall, under stairs, and two bedrooms. The tarmac drive and single garage provide good parking space.

Fernwood is a new village located just 3 miles from Newark. Village amenities include the Chuter Ede Primary School (Fernwood Annexe) which has an outstanding OFSTED. Additionally, there are secondary schools nearby including the Suthers School and Newark Academy both having good OFSTED reports. Local shops in Fernwood include a Onestop convenience store, with additional amenities including an Indian takeaway, the Brews Brothers pub and kitchen, The Tawny Owl pub/restaurant, Fernwood village hall and the Fernwood day nursery providing local childcare. There are playing fields which include tennis courts. Nearby Balderton has additional amenities including Sainsbury's and Lidl supermarkets, a Tesco Express store, pharmacy, library and medical centre. There are nearby access points to the A1 and A46 dual carriageways. The southern link road, under construction, will shortly connect the A1 via Balderton and Fernwood to the A46 and is currently scheduled for completion during 2025. Train services are available from Newark Northgate railway station connecting to London kings cross with journey times in just over 75 minutes.

Further benefits of this property include uPVC double glazing, gas fired central heating, the remaining NHBC warranty, a high energy efficiency rating, EPC Band B and

the benefit of no local service charges.

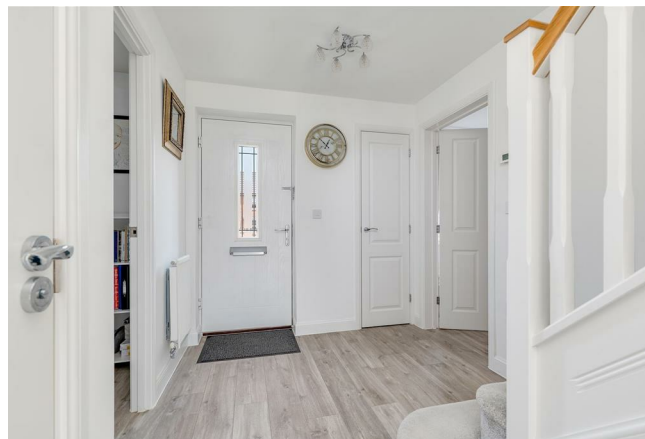
The property provides the following accommodation:

GROUND FLOOR

ENTRANCE HALL



Radiator and built in cupboard.



CLOAK ROOM

Low suite WC, pedestal basin, extractor fan, radiator

LOUNGE

16'9 x 11'2 (5.11m x 3.40m)



A pleasant well proportioned room with two centre light fittings and two radiators.



FAMILY ROOM/STUDY

7'5 x 7 (2.26m x 2.13m)



A dual purpose room. Radiator.

FAMILY KITCHEN

26'9 x 8'6 (8.15m x 2.59m)



Centre opening French windows and glazed side panels in the dining area enjoying a pleasant aspect of the garden. Fitted wall units, base units, working surfaces incorporating a one and a half sink unit. Appliances include stainless steel hood, gas four ring hob, electric oven and fridge/freezer. Doubled panel radiator. Storage cupboard under the stairs.



UTILITY ROOM

5'5 x 5'2 (1.65m x 1.57m)

Base cupboards, working surface and fitted wall cupboards. outside door. Radiator

FIRST FLOOR

LANDING

Hatch to the roof space, double built in wardrobe, radiator.

BEDROOM 1

12'7 x 11'10 (3.84m x 3.61m)



With dual aspect. Radiator.

EN SUITE



4'9 shower in a fully tiled surround, low suite WC, pedestal basin, radiator.

BEDROOM 2

11'9 x 11'3 (3.58m x 3.43m)
(plus wardrobe recess 2'6 depth)



Radiator, provision for flat screen TV, built in cupboard.

BEDROOM 3

10'4 x 10' (3.15m x 3.05m)



Built in wardrobe, shelving, radiator.

BEDROOM 4

9'4 x 8'10 (2.84m x 2.69m)
(plus 2'6 wardrobe space recess)



Radiator.

BATHROOM

6'11 x 5'6 (2.11m x 1.68m)



Bath with shower screen and fitted shower over. Basin, low suite WC, radiator, centre light fitting and extractor.

OUTSIDE



SINGLE GARAGE



Brick construction under a tiled roof, up and over door.



The property stands on a prominent frontage with laurel hedging, front garden and pathway. Rear garden has a paved patio area, lawned area and side gate access.



SERVICES

Mains water, electricity, gas and drainage are all connected to the property.

TENURE

The property is freehold.

POSSESSION

Vacant possession will be given on completion.

MORTGAGE

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

VIEWING

Strictly by appointment with the selling agents.

COUNCIL TAX

The property comes under Newark and Sherwood District Council Tax Band D.

53 Phoenix Lane, Fernwood
Approximate Gross Internal Area
Main House = 123 sq.m/1320 sq.ft
Garage = 15 sq.m/157 sq.ft
Total = 138 sq.m/1477 sq.ft

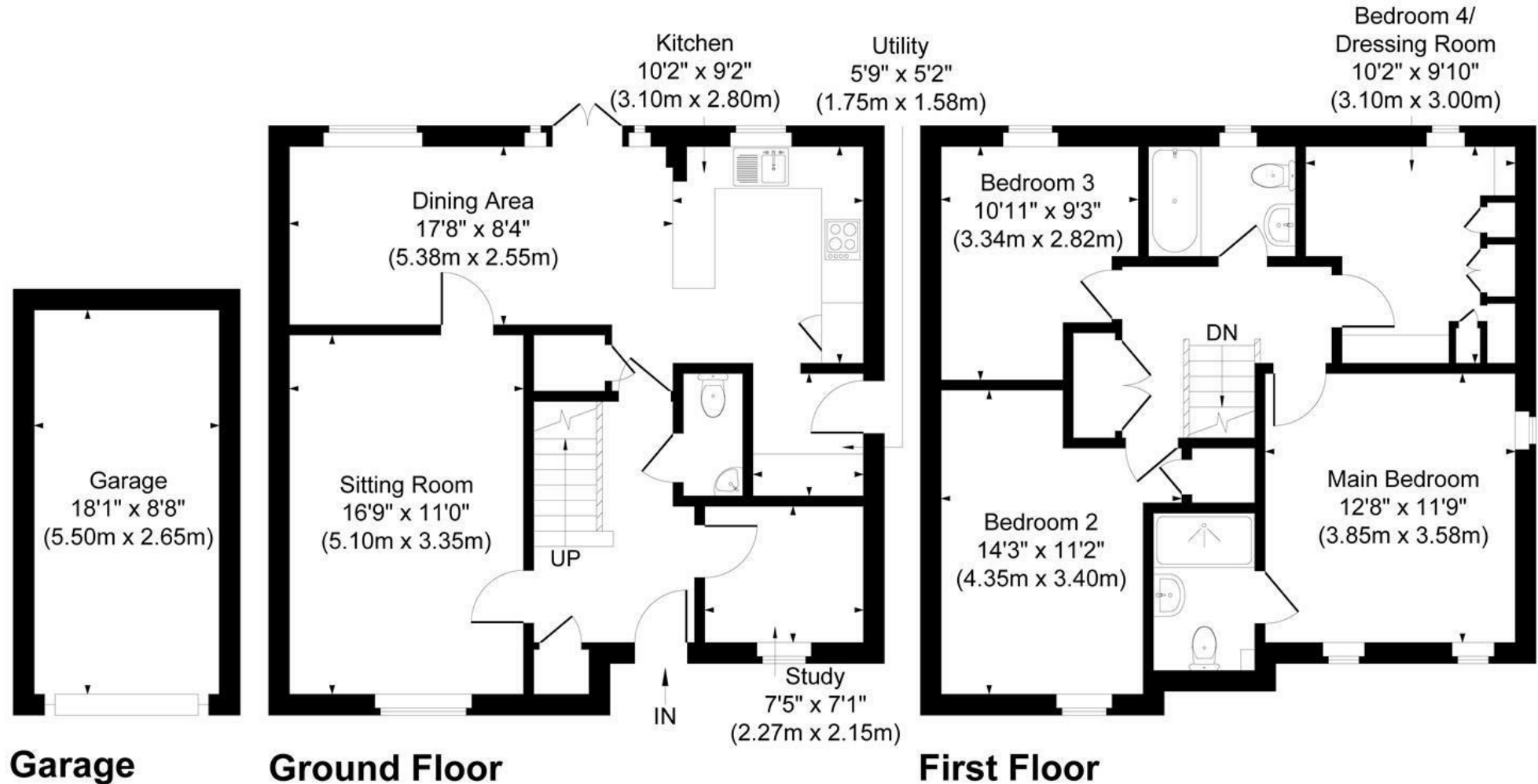


Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		93
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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



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