



Phoenix Lane, Fernwood



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Guide Price £300,000 to £310,000

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Key Features

- Modern Detached Family Home
- Four Well-Proportioned Bedrooms
- Ensuite, Bathroom & G/F WC
- Spacious Lounge
- Dining Kitchen & Utility Room
- Landscaped Rear Garden
- Single Garage & Driveway
- Council Tax Band: D
- EPC Rating: B
- Tenure: Freehold



Pleasantly positioned in the heart of the popular modern-day village of Fernwood, this immaculate detached home enjoys a pleasant outlook across green space and benefits from NO LOCAL SERVICE CHARGES and is still under the NHBC warranty.

The property's spacious and well-proportioned accommodation comprises to the ground floor: entrance hall, WC, utility room, lounge and an open plan dining kitchen which has French doors opening to the rear garden as well as appliances to include a four-ring gas hob, electric oven, integrated dishwasher and fridge/freezer. The first floor has a quality family bathroom suite, and four good-sized bedrooms, with the main bedroom having an ensuite shower room. Externally, the property is approached with a generous frontage with a large tarmac driveway providing off street parking for at least FOUR vehicles and gives access to the single garage. The rear garden is deceptive in its size and has been tastefully landscaped to include a variety of plants/shrubs to borders, and a delightful paved entertaining area with pergola. Other features of this home include gas central heating and UPVC double glazing.

An Interactive Property Report for this property can be viewed via the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes FURTHER MATERIAL INFORMATION, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

ACCOMMODATION - Rooms & Measurements

Entrance Hall 5'8" x 4'0" (1.7m x 1.2m)

maximum measurements

Lounge 14'9" x 11'3" (4.5m x 3.4m)

maximum measurements

Dining Kitchen 17'11" x 9'11" (5.5m x 3m)

maximum measurements

Utility Room 5'3" x 5'3" (1.6m x 1.6m)

Ground Floor WC 5'3" x 2'11" (1.6m x 0.9m)

First Floor Landing

Bedroom One 12'7" x 11'3" (3.8m x 3.4m)

maximum measurements

Ensuite Shower Room 7'8" x 4'2" (2.3m x 1.3m)

maximum measurements

Bedroom Two 12'9" x 8'10" (3.9m x 2.7m)

maximum measurements

Bedroom Three 12'5" x 8'1" (3.8m x 2.5m)

maximum measurements

Bedroom Four 12'2" x 8'6" (3.7m x 2.6m)

maximum measurements

Bathroom 7'0" x 6'3" (2.1m x 1.9m)

maximum measurements

Services

Mains gas, electricity, water and drainage are connected.

Agent's Note - Sales Particulars

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. All services, heating systems and appliances have not and will not be tested, and no guarantees have been provided for any aspects of the property, measurements are taken internally and cannot be assumed to be accurate, they are given as a guide only.

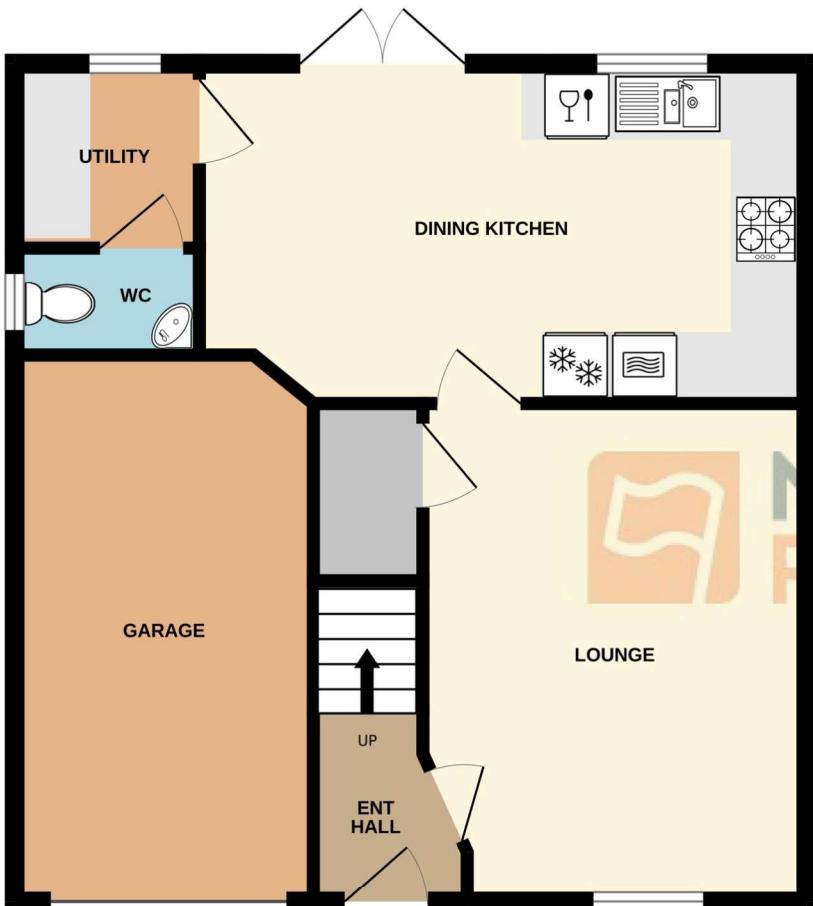
Referrals

Newton Fallowell Newark and our partners provide a range of services to our vendors and buyers.

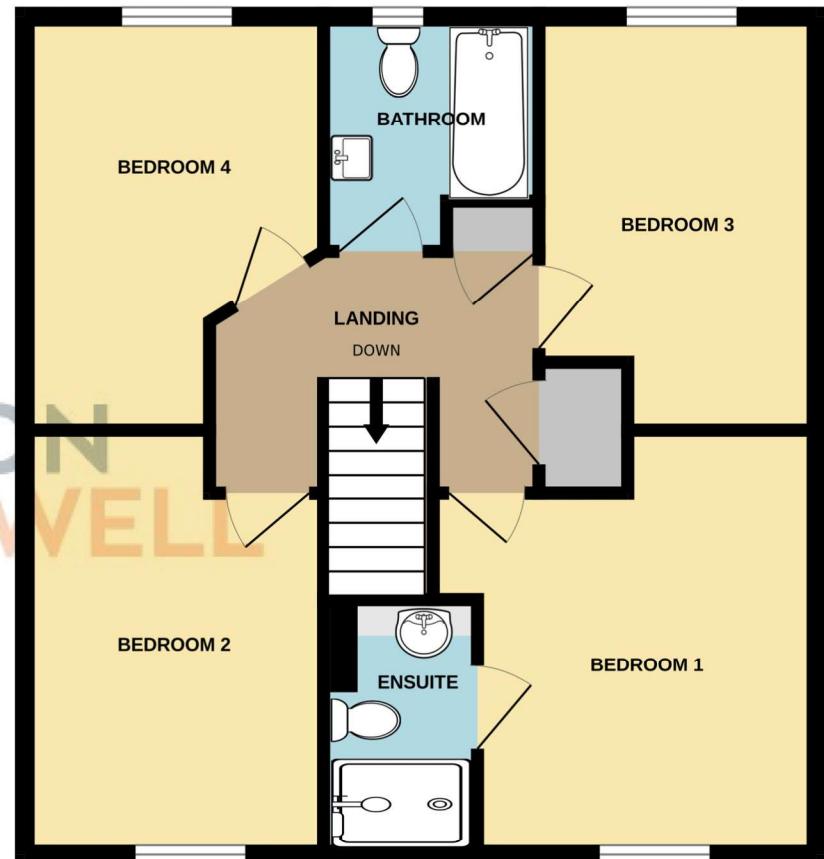
Conveyancing - If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers, we may receive a referral of up to £350 if you choose to use their services, there is no obligation to use solicitors we refer to. Mortgage Advice - Correct budgeting is crucial before committing to purchasing a property. You are free to arrange your own advice, but we can refer you to the Mortgage Advice Bureau who are in house for specialist advice on 1000s of mortgage deals if required. Please be aware that we may receive a fee of £332 if you ultimately choose to arrange a mortgage/insurance through them. Property Surveys - If you require a property survey of any kind, we can refer you to an RICS surveyor, and we may receive a referral fee of up to £30 should you chose to arrange a survey through them. For more information, please call the office.



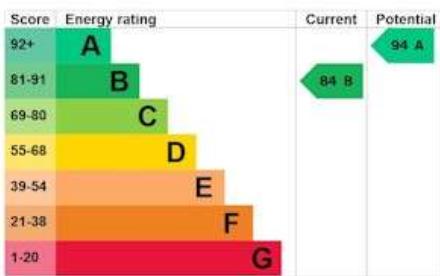
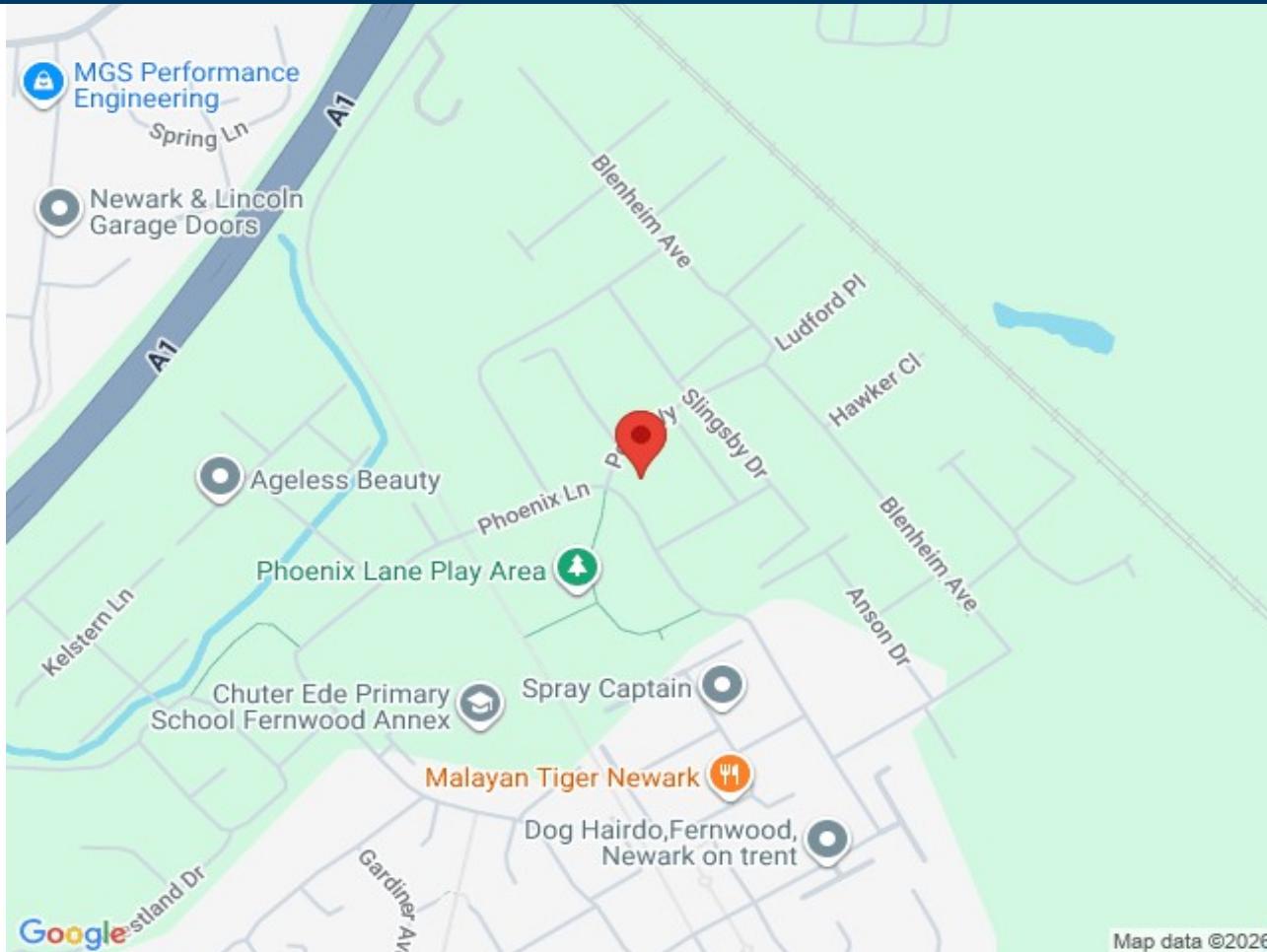
GROUND FLOOR



1ST FLOOR



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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