



**Goldstraw Lane, Fernwood Newark NG24 3FQ**



**welcome to**

**Goldstraw Lane, Fernwood Newark**

LOCATION LOCATION LOCATION! Modern detached family home, ideally located in the sought after village of Fernwood. Briefly comprising of an entrance hall, cloakroom, kitchen/diner, living room, master bedroom with ensuite, bathroom, garden and carport.



### Entrance Hall

A bright and welcoming entrance hall with stairs rising to the first floor and radiator.

### WC/Cloakroom

Leading off the entrance hall with WC and wash hand basin.

### Living Room

9' 11" x 18' 8" ( 3.02m x 5.69m )

A generous dual aspect living room with built in bookcases, two radiators, double glazed window to the front and double glazed French doors leading out to the garden.

### Kitchen/Diner

22' 2" x 8' 9" ( 6.76m x 2.67m )

A recently fitted modern kitchen with a range of stylish low and eye level units with part tiled walls, gas hob, extractor, electric oven, plumbing for washing machine, plumbing for dishwasher and double glazed window to the front. The dining area offers double glazed French doors leading out to the garden and radiator.

### First Floor

#### Landing

First floor landing with radiator, double glazed window to the front and airing cupboard, There is also a double glazed window on the staircase.

#### Bedroom One

10' x 12' 10" max ( 3.05m x 3.91m max )

A spacious DOUBLE bedroom with radiator, double glazed window to the front and built in wardrobes.

#### Ensuite

A modern three piece en-suite with WC, wash hand basin, shower, heated towel rail and obscured double glazed window to the rear.

#### Bedroom Two

10' 2" max x 9' 4" ( 3.10m max x 2.84m )

A further DOUBLE bedroom with radiator and double glazed window to the rear.

#### Bedroom Three

9' 4" max x 7' 3" ( 2.84m max x 2.21m )

Another good sized bedroom with radiator and double glazed window to the front.

#### Family Bathroom

A modern three piece family bathroom with part tiled walls, WC, wash hand basin, bath, heated towel rail and obscured double glazed window to the rear.

### Outside

#### Front Garden

A fantastic low maintenance frontage with decorative slate, paved path leading to the front door and access to a gated car port to the side of the property which leads through to the garden.

#### Rear Garden

The rear of the property is enclosed with timber fencing, mainly laid to lawn, paved patio with pergola and gate leading to the rear of the property.

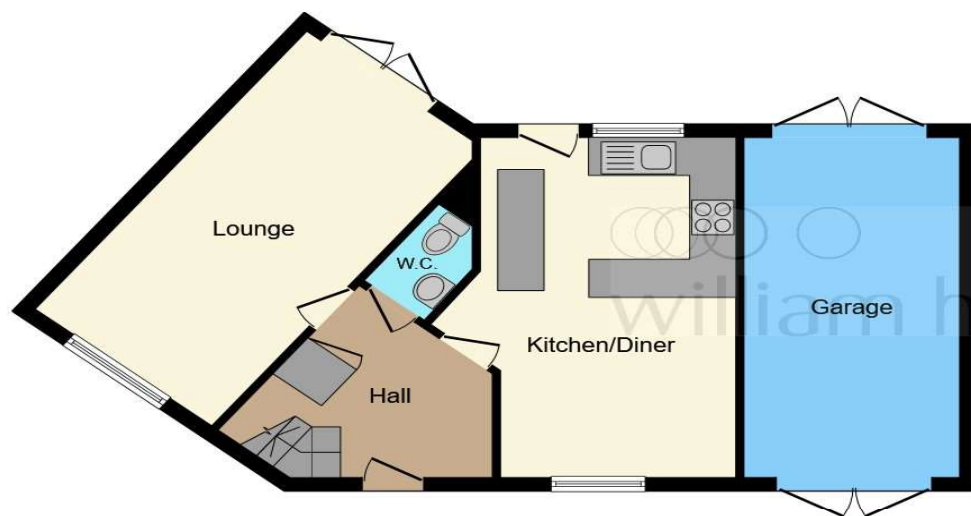
#### Car Port

Accessed via wooden gates to the front of the property.



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**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## **Goldstraw Lane, Fernwood Newark**

- MODERN DETACHED HOME
- THREE BEDROOMS
- OPEN PLAN NEWLY FITTED KITCHEN/DINER
- WC/CLOAKROOM, EN-SUITE & FAMILY BATHROOM
- ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: C

Council Tax Band: C

**£200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NWK106117 - 0010

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