



Goldstraw Lane, Fernwood

Asking Price £230,000



Goldstraw Lane

Fernwood, Newark

Enjoying spacious and versatile accommodation arranged across three floors, this modern town house offers a thoughtfully reconfigured layout that sets it apart from the typical design of this style of property.

With the kitchen relocated to the ground floor, the home provides a practical and flexible arrangement ideally suited to modern family living, whilst further benefiting from a low-maintenance, south-east facing rear garden, single garage and off-street parking.

The property's accommodation comprises of a welcoming entrance hallway, which features two useful storage cupboards and an opening into the bright and well-appointed breakfast kitchen. Fitted with a range of wall and base units, the kitchen enjoys an outlook over the rear garden and benefits from French doors providing direct access outside. Integrated appliances include a five-ring gas hob and electric oven. Completing the ground floor is a double bedroom, alongside a useful Jack & Jill en-suite shower room.

To the first floor, a further double bedroom is complemented by a particularly spacious and versatile L-shaped lounge/diner. This impressive reception space enjoys an abundance of natural light, with French doors opening to a Juliet balcony to the front aspect, creating a pleasant focal point and an ideal space for relaxing or entertaining.

The second floor provides two further double bedrooms, a family bathroom suite and the main bedroom, which benefits from fitted wardrobes and its own en-suite shower room.





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Outside, the property is set back from the road, with a paved pathway leading to the front entrance. The rear garden has been thoughtfully designed with low-maintenance living in mind, being predominantly paved and enjoying a lovely degree of privacy.

Its south-east facing aspect provides an excellent space for outdoor seating and enjoying the sunshine throughout the day. A rear gate provides access to the single garage and adjoining off-street parking. Further benefits include gas central heating and UPVC double glazing.

The Interactive Property Report can be viewed on the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, and On The Market. FURTHER MATERIAL INFORMATION FOR THIS PROPERTY can be found within the report and includes a wealth of material including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

Council Tax Band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

Entrance Hall

16' 8" x 7' 3" (5.08m x 2.21m)
maximum measurements

Breakfast Kitchen

16' 2" x 9' 11" (4.93m x 3.02m)
maximum measurements

Lounge/Diner

16' 10" x 16' 2" (5.13m x 4.93m)
maximum measurements

Bedroom One

16' 2" x 11' 2" (4.93m x 3.40m)
maximum measurements

Ensuite Shower Room

6' 5" x 6' 0" (1.96m x 1.83m)
maximum measurements

Bedroom Two

12' 7" x 9' 9" (3.83m x 2.97m)
maximum measurements

Jack & Jill Ensuite

8' 7" x 6' 1" (2.62m x 1.85m)
maximum measurements

Bedroom Three

16' 2" x 10' 0" (4.93m x 3.05m)
maximum measurements

Bedroom Four

11' 9" x 8' 6" (3.58m x 2.59m)
maximum measurements

Family Bathroom

7' 4" x 6' 6" (2.23m x 1.98m)





Fernwood

Fernwood is located on the edge of Balderton, approximately 3 miles south of Newark giving easy access to the A1, only 4.5 miles to the A46 and benefitting from a regular bus service. There is a range of amenities including a day nursery, primary school, village hall, 2 public houses, convenience store, fitness gym, personal training centre, and a hairdresser.

Fernwood Management Charges

The property is subject to a management charge for maintenance of the development, currently £387 per annum (paid August 2026). There are also charges for the sale and purchase of the property and we understand also for other amendments/alterations made to the property during ownership. Please speak to a property consultant for further information.



Services

Mains gas, electricity, water and drainage are connected.

Square Footage

The square footage for this property is approximately 1,319 sq ft. Please note whilst every care is taken in providing this information as accurately as possible, this figure is calculated whilst creating the property's floor plan, which does not factor in a number of potential variations including wall thickness, curves, triangular walls, chimney breasts etc and alterations to the floorplan to ensure it is representative of the property's layout. The square footage may also include garages, porches, outbuildings, garden buildings and external corridors where applicable, please contact the office for further information/clarification. The EPC and Interactive Property Report may show a different total square footage.

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.





Anti-Money Laundering Regulations

Intending purchasers will be asked to confirm their identity at the offer stage and we ask for your co-operation in order that there will be no delay in agreeing a sale.

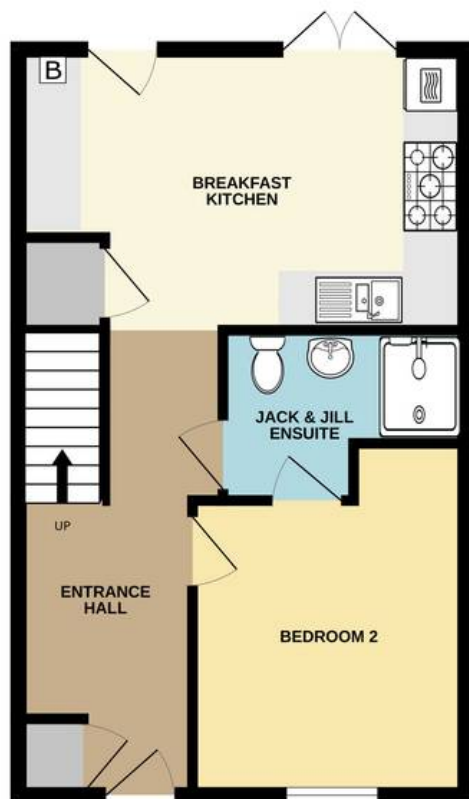
Referrals

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 choose to arrange a survey through them. For more information, please call the office.

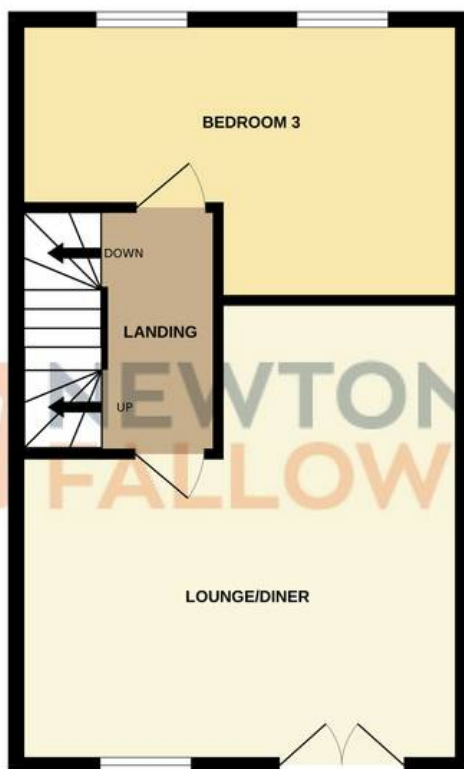




GROUND FLOOR



1ST FLOOR



2ND 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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