



EDLIN & JARVIS
ESTATE AGENTS



43 Halifax Road
Fernwood, NG24 3XE

Asking Price £220,000

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*****DETACHED HOUSE ON A CORNER PLOT*****
Positioned on Halifax Road in the popular area of Fernwood, this delightful detached house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The layout includes a welcoming lounge room, perfect for entertaining guests or enjoying quiet evenings at home.

Accommodation includes an entrance hall, kitchen diner with French doors leading to the rear garden, downstairs WC, three bedrooms with ensuite to master and a family bathroom.

This property is only four years old and benefits from gas central heating, UV charging point, two parking spaces and is still under NHBC warranty.

Outside is a rear enclosed garden which is laid to lawn with a paved seating area where you can enjoy your summer BBQ's.

Fernwood is known for its friendly community atmosphere and convenient amenities, making it a desirable location for those seeking a peaceful yet connected lifestyle. Fernwood has many amenities to include a village shop, a gym, a primary school, a vets, children's play parks, 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.

This detached house on Halifax Road is not just a home; it is a place where memories can be made.





Entrance Hall

Lounge

15'5 x 10'7 (4.70m x 3.23m)

Kitchen Diner

15'5 x 8'8 (4.70m x 2.64m)

WC

3'0 x 6'0 (0.91m x 1.83m)

Landing

Bedroom One

11'0 x 10'7 (3.35m x 3.23m)

Ensuite

7'0 x 4'5 (2.13m x 1.35m)

Bedroom Two

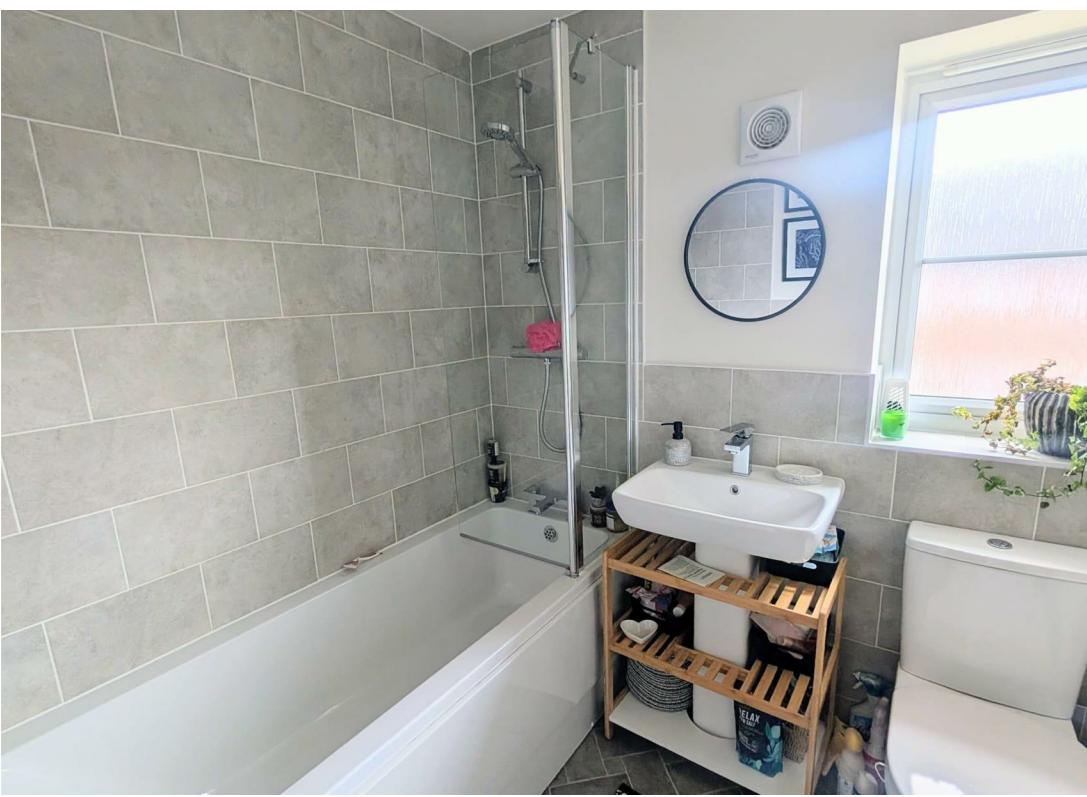
11'8 x 9'1 (3.56m x 2.77m)

Bedroom Three

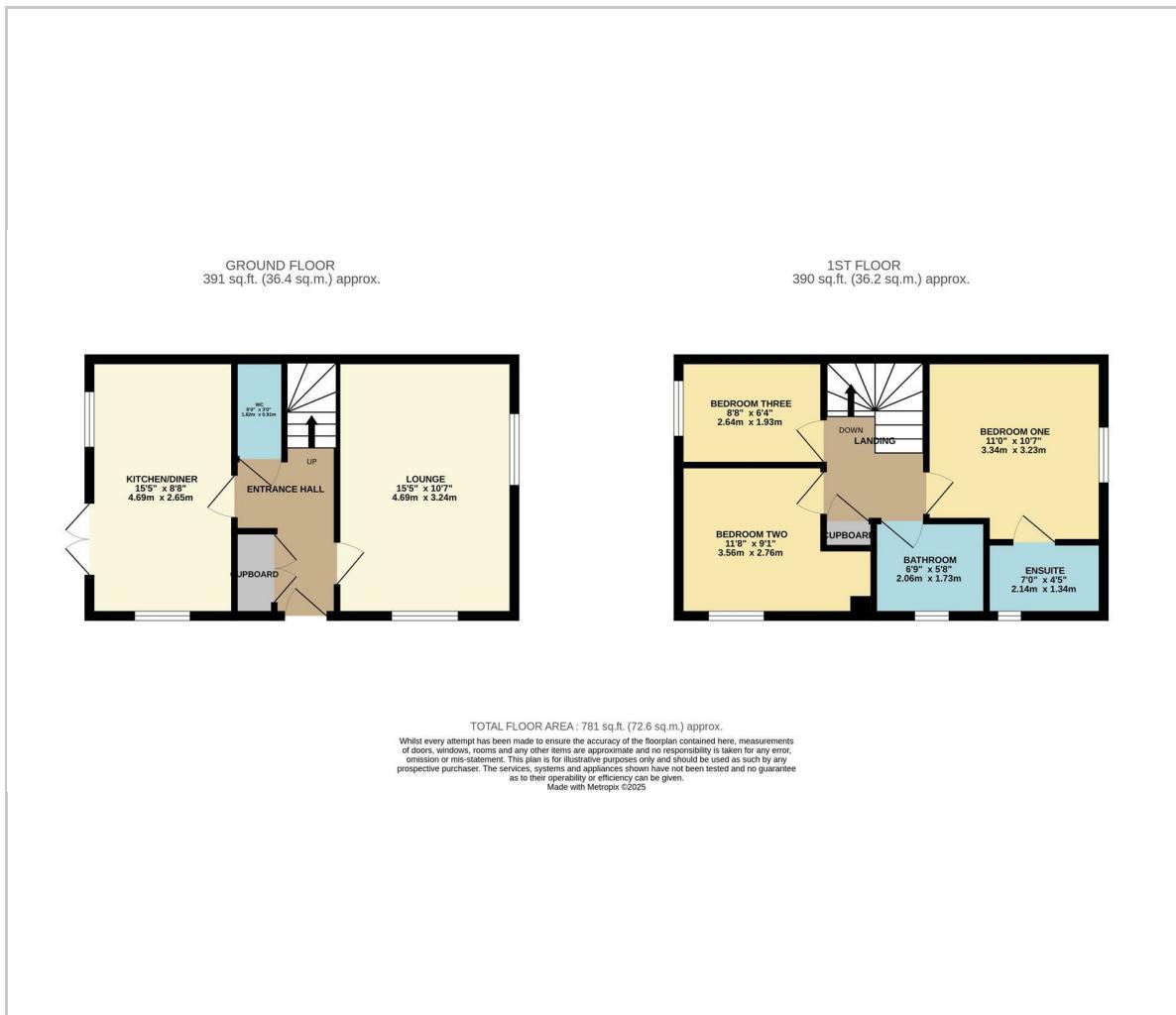
8'8 x 6'4 (2.64m x 1.93m)

Bathroom

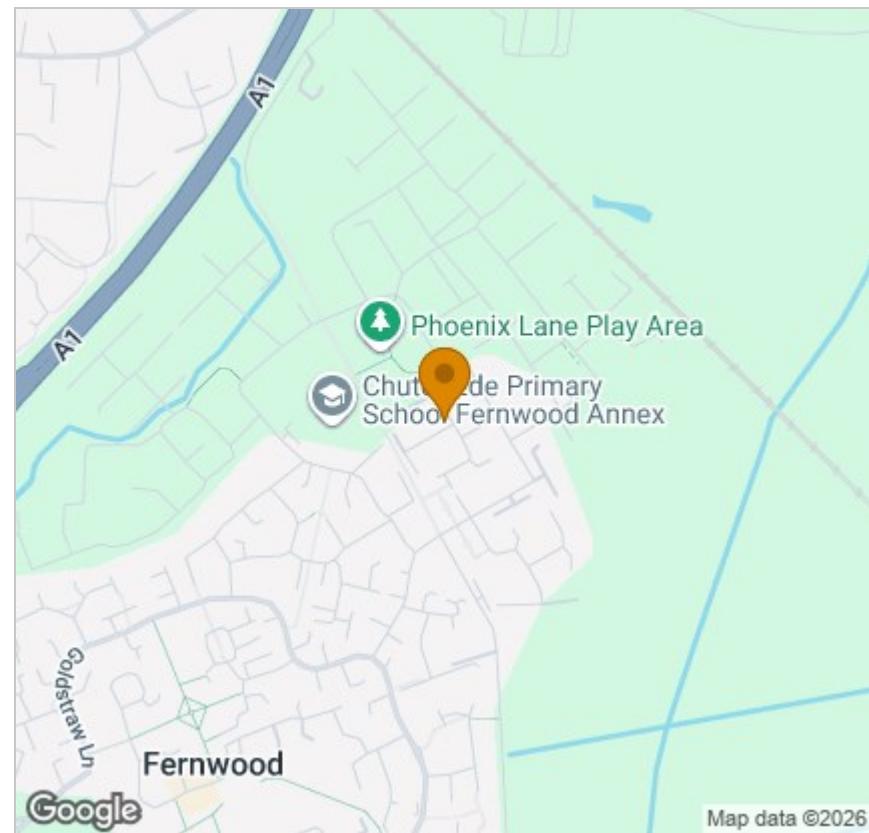
6'9 x 5'8 (2.06m x 1.73m)



Floor Plan



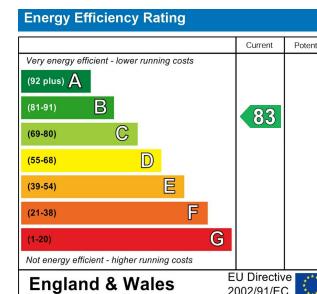
Area Map



Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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