Phoenix Lane, Fernwood, Newark

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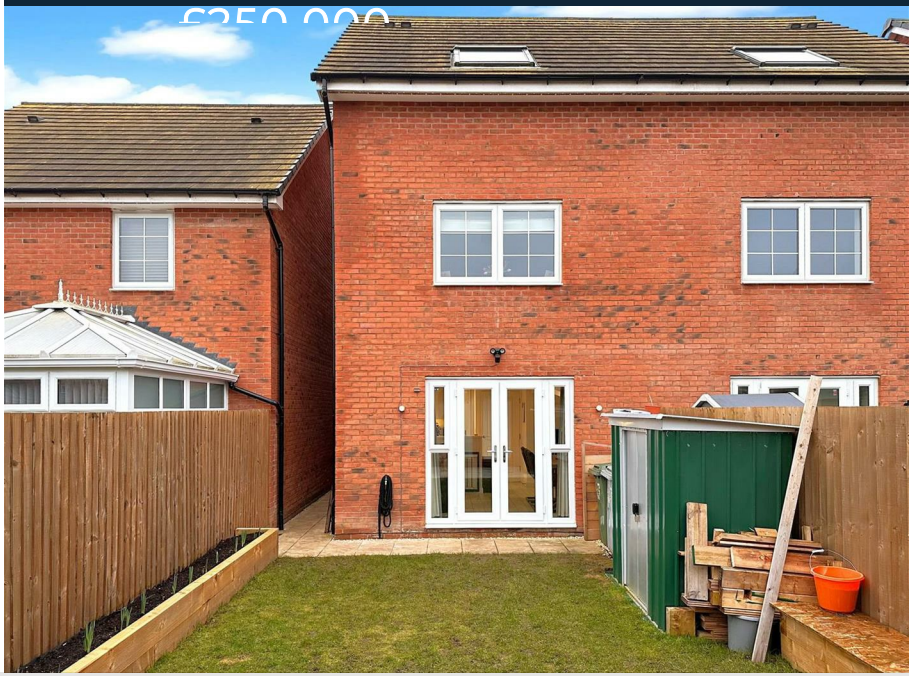
OLIVER REILLY

Phoenix Lane, Fernwood, Newark

- SUPERB THREEY STOREY SEMI-DETACHED HOME
- POPULAR & CONVENIENT LOCATION
- GF W.C, STYLISH KITCHEN & FIRST FLOOR LOUNGE
- GREAT LIVING FLEXIBILITY! A MUST SEE!
- OFF-STREET PARKING FOR TWO VEHCILES & DETACHED CABIN
- THREE/FOUR BEDROOMS
- WONDERFUL OPEN-PLAN LIVING SPACE
- FIRST FLOOR EN-SUITE & SECOND FLOOR BATHROOM
- ATTRACTIVE LOW-MAINTENANCE GARDEN
- NO LOCAL SERVICE CHARGES! Tenure: Freehold. EPC 'B'

GUIDE PRICE £250,000 - £260,000 DISTINCTIVE! DECEPTIVE! & DESIRABLE!
Take a look at this beautiful THREE STOREY semi-detached home. Perfectly positioned for COMFORT & CONVENIENCE, in a highly regarded modern-day village location. Ensuring ease of access onto the A1, A46 and to a host of excellent on-hand amenities.
Despite being constructed in 2020 and remaining under NHBC warranty, this outstanding home is simply AS GOOD AS NEW! Showcasing a FABULOUS DEGREE OF LIVING FLEXIBILITY that's perfect for any growing family or aspiring first time buyers alike.
The ATTRACTIVE & APPEALING INTERNAL DESIGN is set over three floors and comprises: Inviting entrance hall, a ground floor W.C, a useful study/ ground floor (fourth) bedroom and a MAGNIFICENT OPEN-PLAN LIVING/ DINING KITCHEN! Supported by a range of integrated appliances and French doors out to the garden.
The first floor hosts a sizeable L-shaped lounge and a DELIGHTFUL MASTER BEDROOM. Enhanced with EXTENSIVE FITTED WARDROBES and an eye-catching EN-SUITE SHOWER ROOM.
The second floor promotes two further DOUBLE BEDROOMS and a three-piece family bathroom.
Externally, the house is greeted with TWO SIDE-BY-SIDE PARKING SPACES, directly in-front of the house.
the lovely low-maintenance garden is primed and ready for immediate enjoyment. Hosting a SUPERB DETACHED TIMBER CABIN. Showing great MULTI-PURPOSE POTENTIAL and a porcelain paved seating area.
Additional benefits of this SMART, STYLISH & SPACIOUS home include uPVC double glazing, gas central heating, a high energy efficiency rating (EPC: 'B') and the huge benefit of NO LOCAL SERVICE CHARGES! Turn the key and STEP INTO YOUR FUTURE HOME!.. We're certain you won't leave disappointed.

Asking Price: Guide Price £250,000



ENTRANCE HALL: Max measurements provided.	13'4 x 4'3 (4.06m x 1.30m)
GROUND FLOOR W.C:	5'5 x 2'8 (1.65m x 0.81m)
STUDY/ BEDROOM FOUR:	8'10 x 6'2 (2.69m x 1.88m)
OPEN-PLAN LIVING/DINING KITCHEN: Max measurements provided.	19'9 x 12'8 (6.02m x 3.86m)
FIRST FLOOR LANDING:	8'9 x 3'3 (2.67m x 0.99m)
FIRST FLOOR LOUNGE: Max measurements provided.	12'8 x 11'9 (3.86m x 3.58m)
MASTER BEDROOM: Max measurements provided.	12'8 x 9'9 (3.86m x 2.97m)
EN-SUITE SHOWER ROOM:	7'1 x 5'2 (2.16m x 1.57m)
SECOND FLOOR LANDING:	6'1 x 2'8 (1.85m x 0.81m)
BEDROOM TWO; Max measurements provided.	12'9 x 11'5 (3.89m x 3.48m)
BEDROOM THREE: Max measurements provided.	12'8 x 10'10 (3.86m x 3.30m)
FAMILY BATHROOM:	6'4 x 5'9 (1.93m x 1.75m)
DETACHED TIMBER CABIN:	16'4" x 13'1" (5 x 4)

Approximate measurements provided. Promoting great multi-purpose potential. Accessed via wooden double doors, with two high-level windows to the front elevation.

EXTERNALLY:

This attractive modern-day home is positioned in a hugely popular location. Close to amenities, schools and main roads. The front aspect provides a small paved pathway up to the front entrance door, with storm canopy above and external wall light. The front garden has a hedge-row boundary, with TWO ALLOCATED PARKING SPACES IN FRONT. Ensuring SIDE-BY-SIDE off street parking. The right side aspect has a paved pathway, down to a secure timber personal gate, opening into the LOVELY LOW-MAINTENANCE GARDEN. Predominantly laid to lawn, with complementary raised plant beds. Hardstanding/ provision for a metal storage shed. Access into a SUPERB DETACHED TIMBER CABIN, with a delightful porcelain paved seating area in front and gravelled borders. There is an outside tap, external wall light, fully fenced side and rear boundaries.

Approximate Size: 1,060 Square Ft.

Measurements are approximate and for guidance only.

Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating and uPVC double glazing throughout.
PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

Tenure: Freehold.

Sold with vacant possession on completion.

Local Authority:

Newark & Sherwood District Council.

Council Tax: Band 'C'

EPC: Energy Performance Rating: 'B' (85)

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Local Information & Amenities: Fernwood

Fernwood is situated on the outskirts of Balderton. This modern-day village provides a variety of properties for first time buyers, families and Investors. There is a regular bus service into Newark and there are a host of useful local amenities within the village, such as a local shop, village hall, sports field, hairdressers, a BRAND NEW secondary school, take away, wine bar and a public house set within walking distance of the development. The area has excellent road links onto the A1 and good access to a range of secondary schools towards Lincoln and Grantham. The historic market town of Newark-On-Trent is situated approximately 3.5 miles away from Fernwood Village, steeped with a lasting heritage and a wide selection of Independent retailers/high street shops, public houses, restaurants and eye-catching sites to see. There is also a generous selection of amenities in Balderton, including Sainsburys, Tesco Express, Lidl, Londis, a local post office, pharmacy, public houses and popular primary and secondary schools.

Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

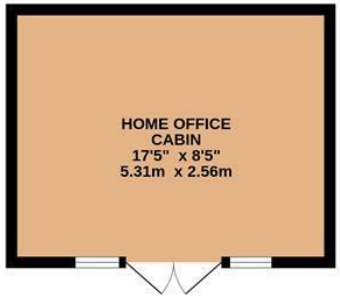
Money Laundering Regulations:

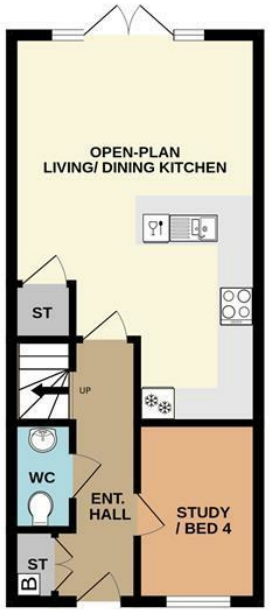
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

Draft Details-Awaiting Approval:

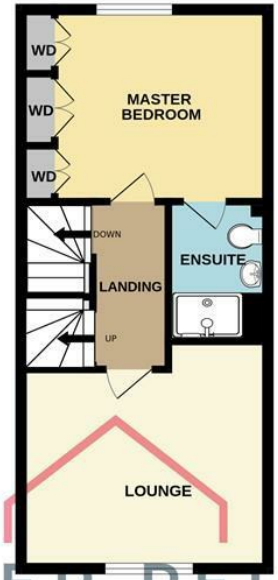
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.

GROUND FLOOR





1ST FLOOR



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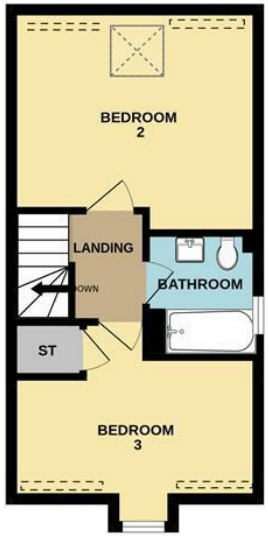

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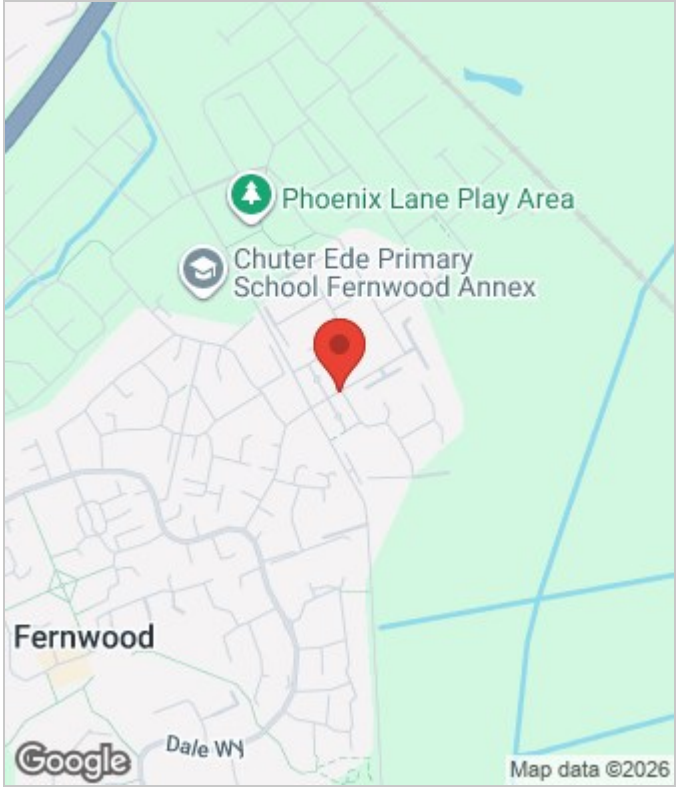

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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