
Phoenix Lane, Fernwood, Newark
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OLIVER REILLY



Phoenix Lane, Fernwood, Newark

Guide Price £250,000 - £260,000

- FLEXIBLE SEMI-DETACHED HOME
- POPULAR & CONVENIENT LOCATION
- LARGE LOUNGE/DINER WITH FRENCH DOORS
- IMPRESSIVE 26FT MASTER BEDROOM WITH EN-SUITE
- OFF-STREET PARKING FOR MULTIPLE VEHCILES
- FOUR SIZEABLE BEDROOMS
- STYLISH BREAKFAST KITCHEN
- GROUND FLOOR W.C & FIRST FLOOR BATHROOM
- WELL-APPOINTED ENCLOSED REAR GARDEN
- NO CHAIN! Tenure: Freehold. EPC 'B'

Guide Price: £250,000-£260,000. FOUR BEDROOMS, TWO BATHROOMS & AN ADAPTABLE LAYOUT!

Offering an abundance of space & versatility, this SPACIOUS AND MODERN SEMI-DETACHED TOWNHOUSE, constructed in 2020, presents a fantastic opportunity for those seeking adaptable modern-day living. Neutrally decorated throughout, the property provides the perfect blank canvas to inject your own personality!

Boasting attractive kerb appeal, the property occupies a desirable residential setting, conveniently positioned for access to popular main road links and a range of useful local amenities.

The FLEXIBLE & FREE-FLOWING accommodation extends to OVER 1,200 SQ. FT. Thoughtfully arranged across three floors to maximise space and practicality.

The ground floor comprises: Entrance hallway, convenient ground floor W.C, a stylish fitted kitchen with integrated appliances and an IMPRESSIVE 18FT LOUNGE/DINER, providing a wonderful space for both everyday relaxation and entertaining, complete with French doors opening onto the rear garden.

The first floor hosts THREE WELL-PROPORTIONED BEDROOMS, offering excellent family-orientated flexibility, alongside a contemporary family bathroom.

Occupying the entire second floor is a MAGNIFICENT 26FT MASTER BEDROOM, a superb retreat flooded with natural light through Velux roof windows and further enhanced by its own EN-SUITE SHOWER ROOM.

Externally, the property continues to impress with a WELL-PROPORTIONED, FULLY ENCLOSED REAR GARDEN! Offering exciting scope for landscaping and personalisation. To the front, a tarmac driveway provides SIDE-BY-SIDE OFF-ROAD PARKING FOR TWO VEHICLES.

Further benefits include uPVC double glazing, gas central heating, the remaining NHBC warranty, NO LOCAL SERVICE CHARGES and an energy-efficient EPC RATING OF B.

MODERN LIVING, FLEXIBLE ACCOMMODATION & SPACE TO GROW ! This is a perfect home with THE FREEDOM TO MAKE IT YOUR OWN!







ENTRANCE HALL: 11'5 x 6'7 (3.48m x 2.01m)
Max measurements provided.

GROUND FLOOR W.C: 5'7 x 2'9 (1.70m x 0.84m)

SIZEABLE BREAKFAST KITCHEN: 13'8 x 8'1 (4.17m x 2.46m)

GENEROUS LOUNGE/DINER: 19'2 x 15'11 (5.84m x 4.85m)
Max measurements provided into rear bay-window with French doors.

FIRST FLOOR LANDING: 10'4 x 2'9 (3.15m x 0.84m)

BEDROOM TWO: 14'5 x 8'6 (4.39m x 2.59m)
Max measurements provided.

BEDROOM THREE: 12'2 x 8'6 (3.71m x 2.59m)
Max measurements provided.

BEDROOM FOUR: 9'2 x 6'3 (2.79m x 1.91m)

FAMILY BATHROOM: 6'8 x 6'4 (2.03m x 1.93m)

SECOND FLOOR LANDING: 3'4 x 3'2 (1.02m x 0.97m)

MASTER BEDROOM: 26'9 x 11'6 (8.15m x 3.51m)
Max measurements provided.

EN-SUITE SHOWER ROOM: 8'1 x 6'4 (2.46m x 1.93m)



EXTERNALLY:

This well-proportioned and adaptable semi-detached townhouse occupies a popular residential setting, conveniently located close to local amenities and major road links.

To the front, the property benefits from dropped kerb vehicular access leading to a tarmac driveway, providing side-by-side off-road parking for two vehicles. A paved pathway leads to the front entrance door, complemented by an attractive selection of established shrubs and planted bushes, creating a welcoming approach. Additional features include concealed gas/ electricity meters and an external wall light.

A paved pathway continues along the right side of the property, providing access through a timber pedestrian gate down to the well-proportioned rear garden. Predominantly laid to lawn with a small paved patio and an outside tap. Fully enclosed by fenced boundaries to the sides and rear, the garden offers a fantastic opportunity for you to introduce your own personality and truly make your own!

Approximate Size: 1,265 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, 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 a modern and thriving village located on the outskirts of Balderton, offering an excellent choice of homes suited to first-time buyers, growing families, and investors alike.

The village benefits from a range of convenient local amenities, all within walking distance, including a convenience store, village hall, sports field, hairdressers, takeaway, wine bar, public house, and a brand-new secondary school. A regular bus service also provides easy access to the nearby historic market town of Newark-on-Trent.

Ideally positioned for commuters, Fernwood enjoys excellent transport links, with quick access to the A1 and direct rail services to London King's Cross from Newark North Gate station. The area is also well served by a selection of highly regarded amenities, transport links and secondary schools in Newark, Lincoln, and Grantham.

Just 3.5 miles away, Newark-on-Trent offers a rich blend of history and modern convenience. The town features an impressive range of independent boutiques, high street retailers, cafés, restaurants, pubs, and cultural attractions, making it a popular destination for shopping, dining, and leisure.

Nearby Balderton provides an additional selection of everyday amenities, including Sainsbury's, Tesco Express, Lidl, Londis, a Post Office, pharmacy, public houses, and well-regarded primary and secondary schools, ensuring everything you need is close at hand.



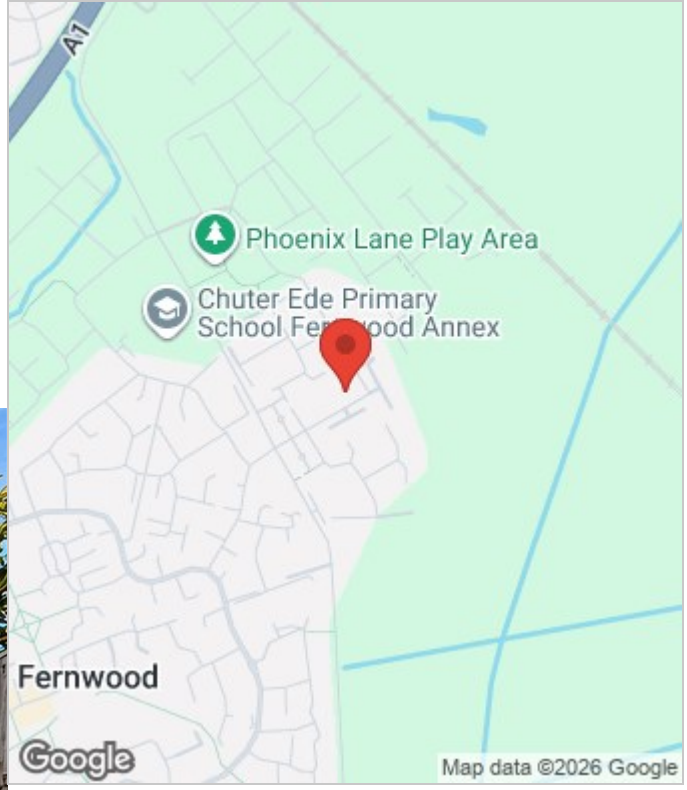
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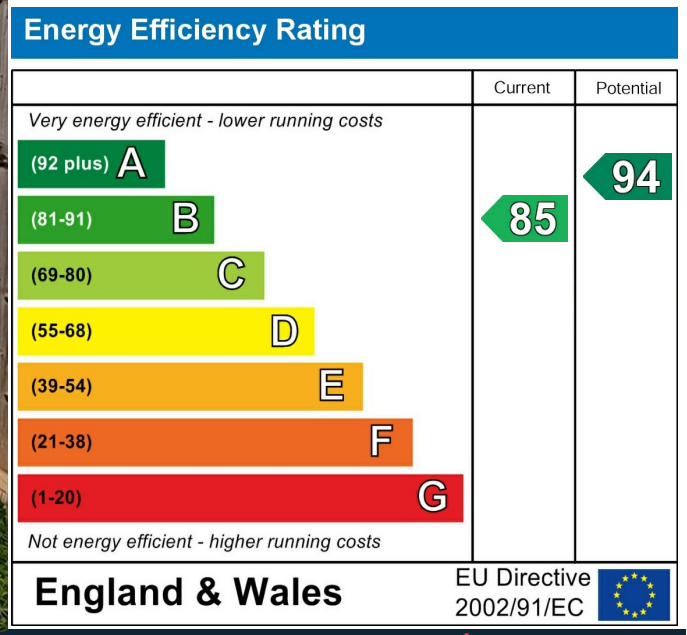
Viewing Arrangements:
Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange an appointment, please contact us on: 01636 558 540.

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.







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