



EDLIN & JARVIS
ESTATE AGENTS



53 Phoenix Lane
Fernwood, Newark, NG24 3UA

£375,000

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*** A FAMILY SANCTUARY IN FERNWOOD***

Nestled on Phoenix Lane, this elegant four-bedroom detached residence is more than just a house—it's a forever home. Designed with modern family life in mind, it perfectly balances social spaces with quiet, private retreats.

A Layout That Lives with You

The heart of this home is the open-plan kitchen and diner. Whether you're prepping a gourmet Sunday roast or supervising homework over coffee, this light-filled "hub" is where memories are made.

For more formal occasions or focused work, the property offers two versatile reception rooms:

- The Lounge: A sophisticated space for evening relaxation.
- The Snug/Office: An ideal "work-from-home" sanctuary or a cosy media room for the kids.

Restful & Refined Bedrooms

Space is never an issue here, with four generous double bedrooms ensuring everyone has their own sanctuary.

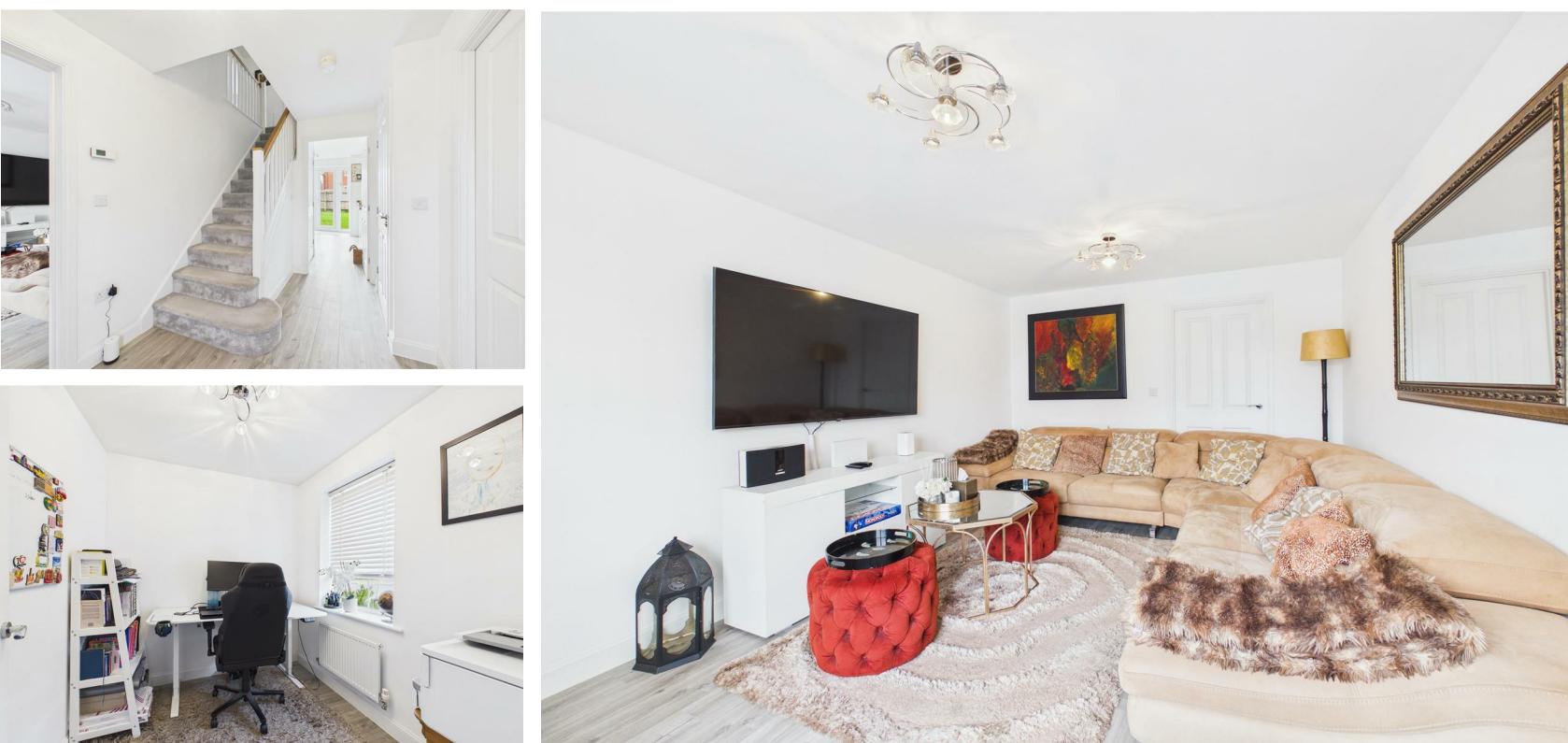
- The Master Bedroom: A true parent's retreat featuring a dedicated modern ensuite.
- The Family Bathroom: A space serving the remaining bedrooms with ease.

Other practical rooms include a welcoming entrance hall, utility room, and downstairs WC

Outside the enclosed rear garden is mainly laid to lawn with a paved seating area where you can enjoy summer BBQs. To the side is a driveway that leads to a garage.

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.





Entrance Hall

Lounge

16'6 x 10'11 (5.03m x 3.33m)

Kitchen Diner

26'8 x 8'7 (8.13m x 2.62m)

Office

6'11 x 7'4 (2.11m x 2.24m)

Utility Room

5'5 x 5'2 (1.65m x 1.57m)

WC

Landing

Bedroom One

12'6 x 11'9 (3.81m x 3.58m)

Ensuite

7'5 x 4'10 (2.26m x 1.47m)

Bedroom Two

11'4 x 11'2 (3.45m x 3.40m)

Bedroom Three

9'2 x 9'2 (2.79m x 2.79m)

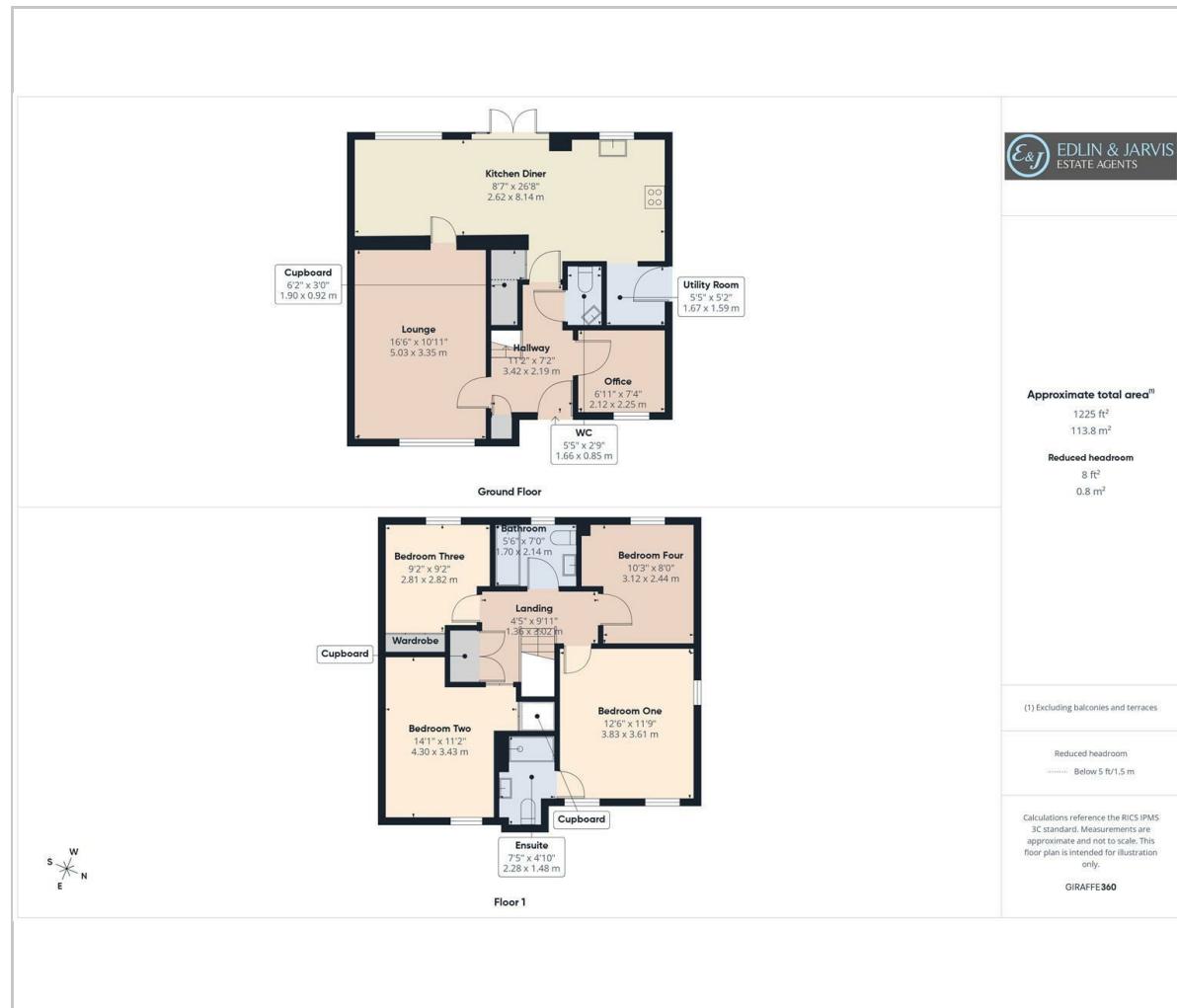
Bedroom Four

10'3 x 8 (3.12m x 2.44m)

Bathroom

5'6 x 7'0 (1.68m x 2.13m)

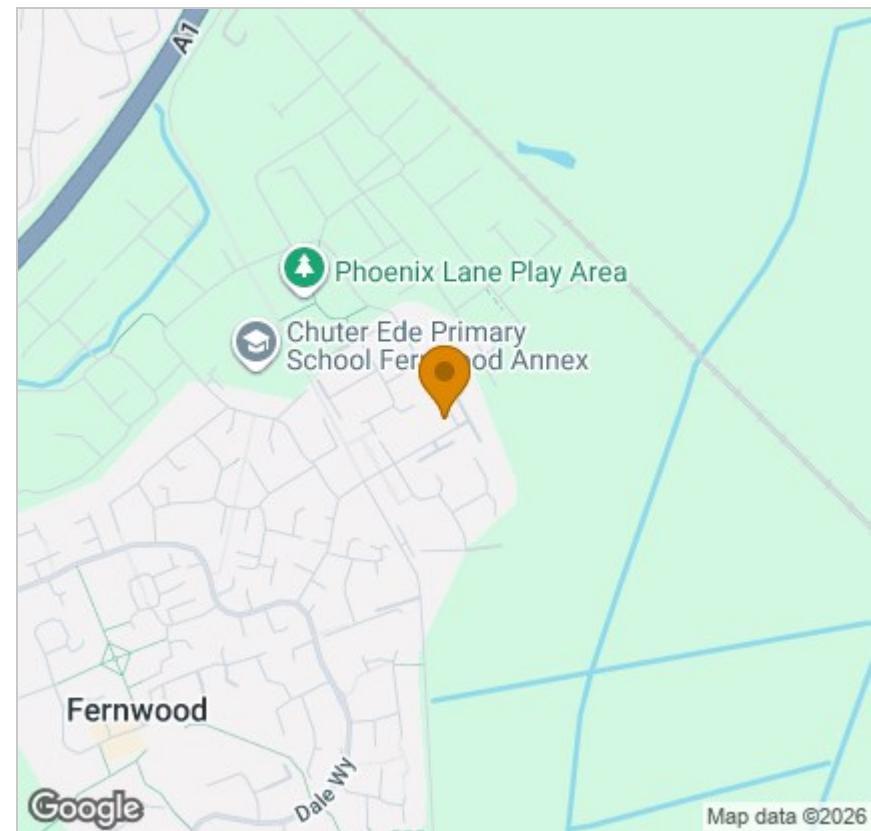
Floor Plan



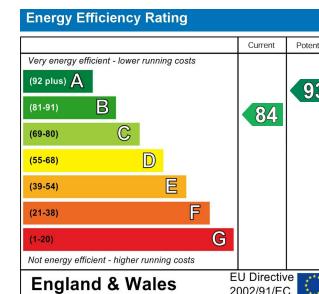
Viewing

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

Area Map



Energy Efficiency Graph



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