



EDLIN & JARVIS
ESTATE AGENTS



53 Phoenix Lane
Fernwood, Newark, NG24 3UA

£375,000



53 Phoenix Lane

Fernwood, Newark, NG24 3UA

*** 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

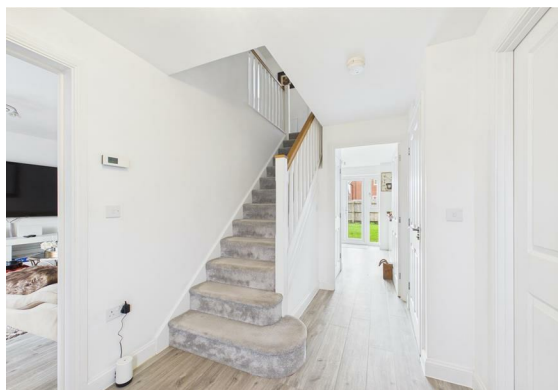
Space is never an issue here, with four generous double bedrooms ensuring everyone has their own sanctuary.

- 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.

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.

36 Middle Gate, Newark, NG24 1AL
Tel: 01636 555043 Email: enquiries@edlinandjarvis.co.uk <https://www.edlinandjarvis.co.uk/>

Area Map



Energy Efficiency Graph

