



EDLIN & JARVIS
ESTATE AGENTS



8 Phoenix Lane
Fernwood, Newark, NG24 3UA

£425,000



8 Phoenix Lane

Fernwood, Newark, NG24 3UA

FAMILY SANCTUARY IN FERNWOOD

Nestled on Phoenix Lane, this 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 grand social spaces with quiet, private retreats.

A Layout That Lives with You

The heart of this home is the open-plan living 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 three versatile reception rooms:

- The Lounge: A sophisticated space for evening relaxation.
- The Dining Room: Perfect for hosting dinner parties and festive celebrations.
- 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 Suite: A true parent's retreat featuring a dedicated dressing area and a four piece ensuite.
- Guest Luxury: The second bedroom also boasts its own ensuite, making it perfect for older children or visiting family.
- The Family Bathroom: Serving the remaining bedrooms with ease.

Practicality Meets Prestige: A welcoming entrance hall, utility room, and downstairs WC keep the "engine room" of the home running smoothly.

Outside the enclosed rear garden offers a place for alfresco dining or summer BBQs on the seating areas and the lawn has borders with an array of shrubs & bushes. There are double gates to the side that lead to the driveway providing ample of parking and leads to the double garage.





Entrance Hall
9'2 x 10'1 (2.79m x 3.07m)

Lounge
12'0 x 16'11 (3.66m x 5.16m)

Kitchen Diner
21'5 x 14'3 (6.53m x 4.34m)

Dining Room/Snug
11'8 x 8'4 (3.56m x 2.54m)

Office
9'4 x 7'1 (2.84m x 2.16m)

Utility Room
7'4 x 5'2 (2.24m x 1.57m)

WC
4'10 x 3'10 (1.47m x 1.17m)

Landing
9'10 x 18'8 (3.00m x 5.69m)

Master Bedroom
11'10 x 13'8 (3.61m x 4.17m)

Dressing Area
3'5 x 11'1 (1.04m x 3.38m)

Ensuite
8'5 x 7'1 (2.57m x 2.16m)

Bedroom Two
12'5 x 10'6 (3.78m x 3.20m)

Ensuite
8'10 x 3'10 (2.69m x 1.17m)

Bedroom Three
11'9 x 10'8 (3.58m x 3.25m)

Bedroom Four
9'7 x 11'1 (2.92m x 3.38m)

Bathroom
6'11 x 7'1 (2.11m x 2.16m)

Double Garage
17'5 x 17'6 (5.31m x 5.33m)



Floor Plan



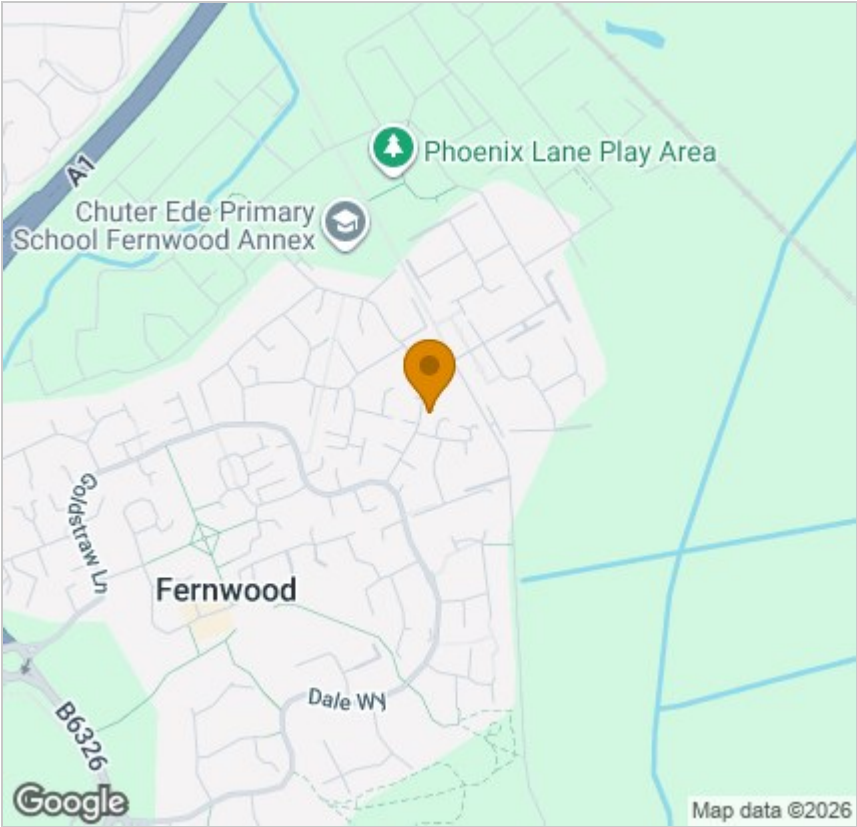
Viewing

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

