



EDLIN & JARVIS  
ESTATE AGENTS



43 Halifax Road  
Fernwood, NG24 3XE

**Asking Price £220,000**





## 43 Halifax Road

Fernwood, NG24 3XE

### \*\*\*DETACHED HOUSE ON A CORNER PLOT\*\*\*

Positioned on Halifax Road in the popular area of Fernwood, this delightful detached house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The layout includes a welcoming lounge room, perfect for entertaining guests or enjoying quiet evenings at home.

Accommodation includes an entrance hall, kitchen diner with French doors leading to the rear garden, downstairs WC, three bedrooms with ensuite to master and a family bathroom.

This property is only four years old and benefits from gas central heating, UV charging point, two parking spaces and is still under NHBC warranty.

Outside is a rear enclosed garden which is laid to lawn with a paved seating area where you can enjoy your summer BBQ's.

Fernwood is known for its friendly community atmosphere and convenient amenities, making it a desirable location for those seeking a peaceful yet connected lifestyle. 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.

This detached house on Halifax Road is not just a home; it is a place where memories can be made.







**Entrance Hall**

**Lounge**  
15'5 x 10'7 (4.70m x 3.23m)

**Kitchen Diner**  
15'5 x 8'8 (4.70m x 2.64m)

**WC**  
3'0 x 6'0 (0.91m x 1.83m)

**Landing**

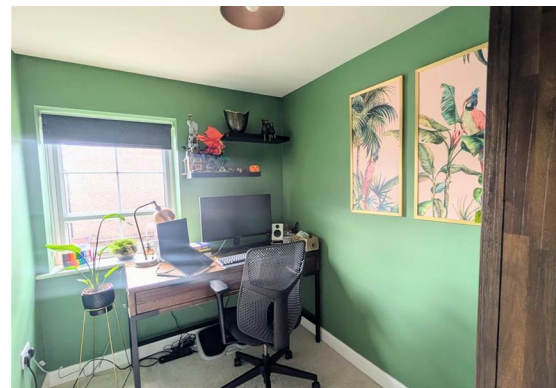
**Bedroom One**  
11'0 x 10'7 (3.35m x 3.23m)

**Ensuite**  
7'0 x 4'5 (2.13m x 1.35m)

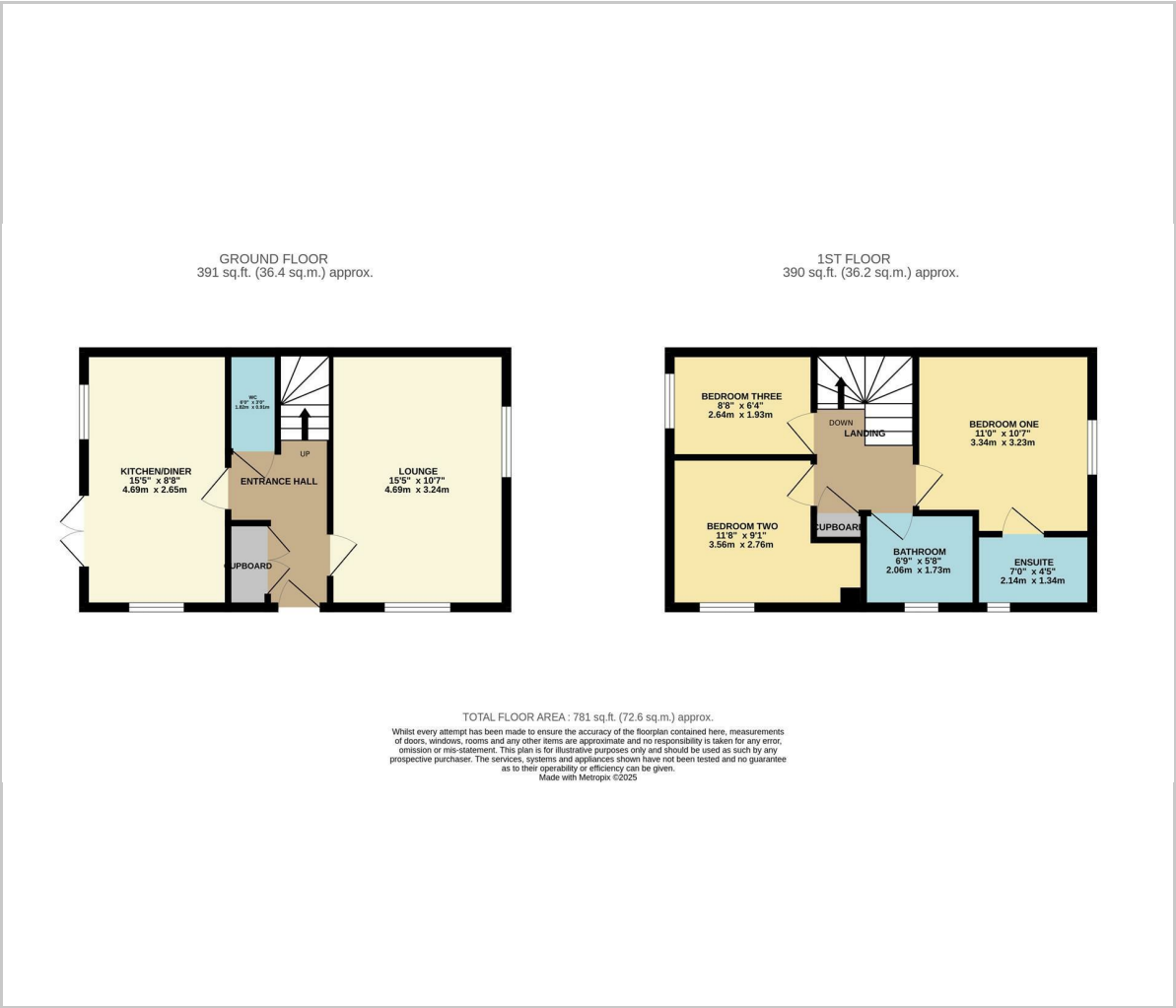
**Bedroom Two**  
11'8 x 9'1 (3.56m x 2.77m)

**Bedroom Three**  
8'8 x 6'4 (2.64m x 1.93m)

**Bathroom**  
6'9 x 5'8 (2.06m x 1.73m)



Floor Plan



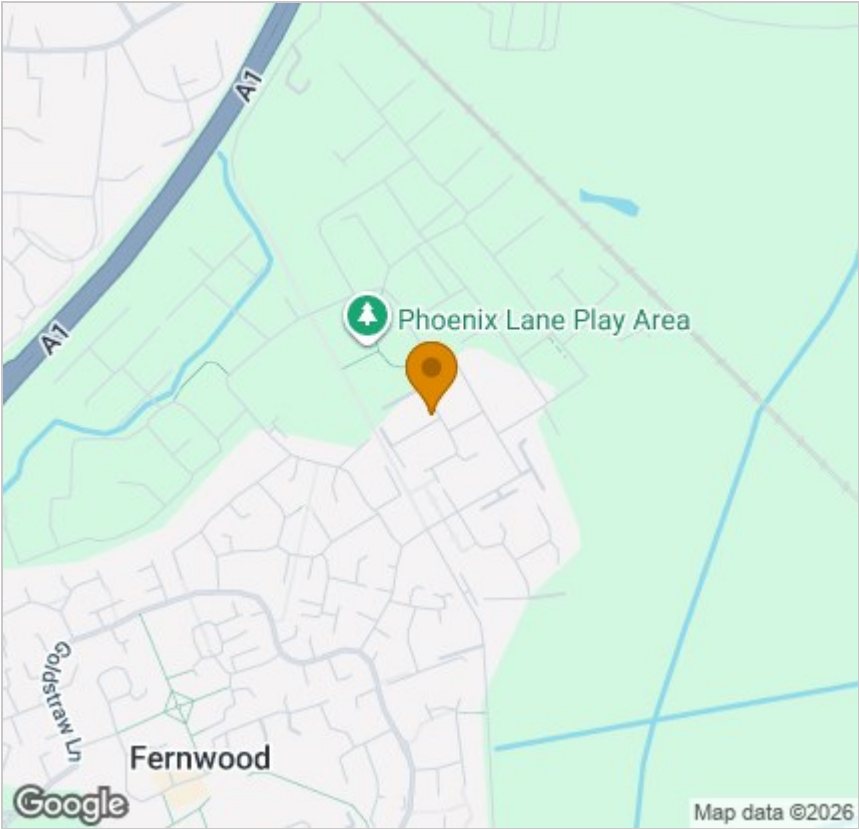
Viewing

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

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Area Map



Energy Efficiency Graph

