



EDLIN & JARVIS  
ESTATE AGENTS



21 Halifax Road  
Fernwood, Newark, NG24 3XE

£250,000



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## 21 Halifax Road

Fernwood, Newark, NG24 3XE

\*\*\*MODERN LIVING OVER THREE FLOORS\*\*\*

Combining modern design with versatility, this three/four-bedroom semi-detached residence offers a rare blend of space and practicality. Still under its original structural warranty, the property boasts air conditioning—a true luxury for those warm summer months—and energy-efficient gas central heating.

**The Ground Floor: The Heart of the Home**

The journey begins in a welcoming entrance hall that sets a sophisticated tone for the rest of the house.

**Open-Plan Living Kitchen Diner:** The "wow" factor of the home. This expansive space is perfect for entertaining, featuring a modern kitchen with integrated appliances and a bright dining/living area that flows seamlessly into the garden.

**Home Office:** A dedicated, quiet space perfect for remote work or a hobby room.

**Guest WC:** Conveniently located off the hallway with modern fixtures.

**The First Floor: Flexibility at its Best**

This floor is designed to adapt to your lifestyle.

**Master Bedroom:** A generous double bedroom featuring fitted wardrobes and a private en-suite shower room.

**Lounge / Bedroom Four:** A highlight of the property, this large, light-filled room currently serves as a formal sitting room but can easily be utilized as an impressive fourth double bedroom.

**The Second Floor: Family Comfort**

The top floor provides a peaceful retreat for children or guests.

**Two Double Bedrooms:** Both rooms are well-proportioned, offering plenty of space for wardrobes and desks.

**Family Bathroom:** A three piece suite that serves all.

**Exterior & Additional Features**

**Climate Control:** Stay comfortable year-round with integrated air conditioning and efficient gas central heating.

**Parking:** No more searching for a spot; the property includes two allocated parking spaces.

**Enclosed Rear Garden:** A private, low-maintenance outdoor space perfect for alfresco dining, gardening, or a safe play area for children.





At just five years old, this home offers the "new build" feel without the wait. Its versatile layout across three floors makes it ideal for growing families or professionals needing extra space.

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

**Open Plan Living Kitchen Diner**  
12'10 x 20'1 (3.91m x 6.12m)

**office**  
6'1 x 8'9 (1.85m x 2.67m)

**WC**  
2'9 x 5'4 (0.84m x 1.63m)

### First Floor

**Lounge/Bedroom Four**  
12'10 x 10'2 (3.91m x 3.10m)

**Bedroom One**  
10'7 x 10 (3.23m x 3.05m)

**Ensuite**  
5'0 x 7'1 (1.52m x 2.16m)

### Second Floor

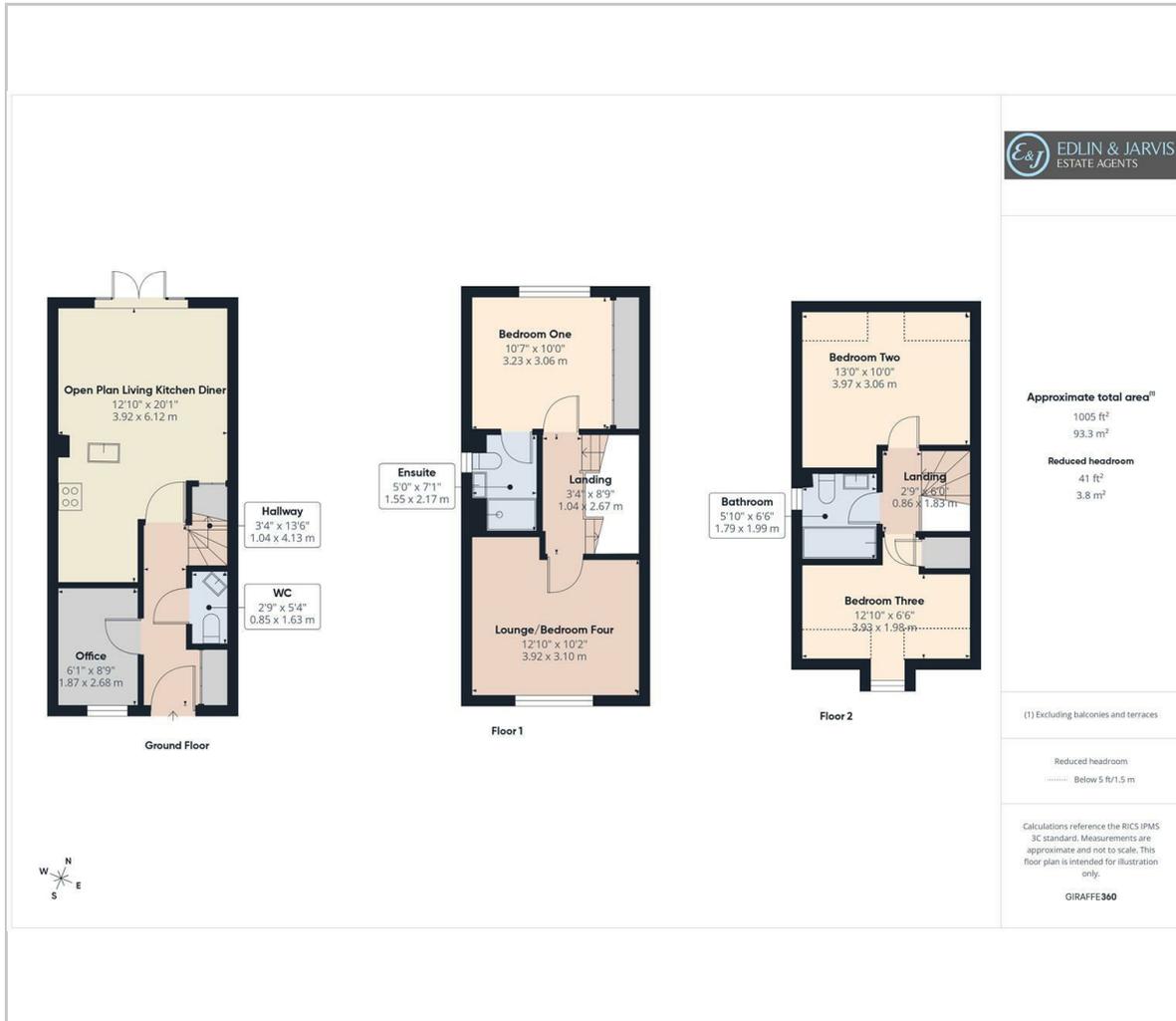
**Bedroom Two**  
13' x 10 (3.96m x 3.05m)

**Bedroom Three**  
12'10 x 6'6 (3.91m x 1.98m)

**Bathroom**  
5'10 x 6'6 (1.78m x 1.98m)



## Floor Plan



## Viewing

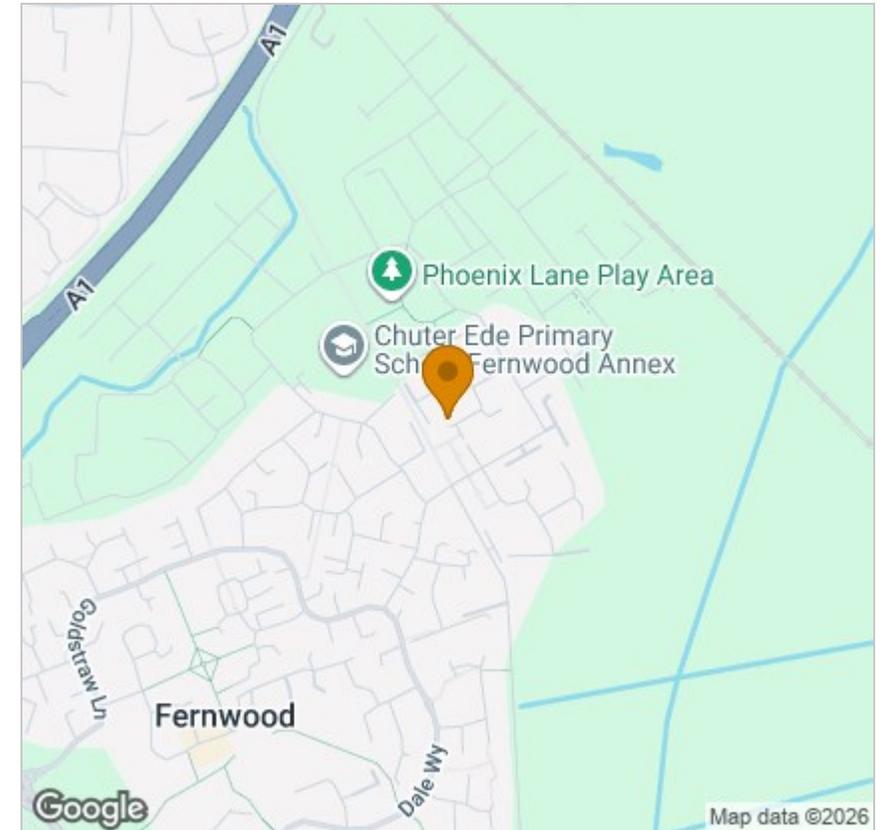
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## Area Map



## Energy Efficiency Graph

