



EDLIN & JARVIS  
ESTATE AGENTS



43 Phoenix Lane  
Fernwood, Newark, NG24 3UA

**£255,000**



## 43 Phoenix Lane

Fernwood, Newark, NG24 3UA

\*\*\*FOUR BEDROOMS OVER THREE FLOORS\*\*\* This modern semi-detached house on Phoenix Lane offers a delightful blend of comfort and contemporary living. Built in 2020, the property boasts a fresh and inviting atmosphere, perfect for families or those seeking extra space for a home office.

Upon entering, you are welcomed into a well-proportioned lounge diner, ideal for relaxation or entertaining guests. The breakfast kitchen is a place to cook evening meals or enjoy your morning coffee.

The first floor hosts three good sized bedrooms all served by the family bathroom. The master bedroom is located on the second floor and extends over 26ft complete with its own ensuite and big enough for a dressing area.

The property benefits from a downstairs WC, gas central heating and two allocated parking spaces to the front.

Outside there is an enclosed rear garden which is laid to lawn and has a paved seating area for summer BBQs.

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

### Breakfast Kitchen

13'7 x 8'1 (4.14m x 2.46m)

### Lounge Diner

19'1 x 14'3 (5.82m x 4.34m)

### WC

2'7 x 5'6 (0.79m x 1.68m)

## First Floor

### Bedroom Two

14'3 x 8'1 (4.34m x 2.46m)

### Bedroom Three

12'0 x 8'1 (3.66m x 2.46m)

### Bedroom Four

9'1 x 6'2 (2.77m x 1.88m)

### Family Bathroom

6'8 x 6'2 (2.03m x 1.88m)

## Second Floor

### Master Bedroom

26'4 x 14'3 (8.03m x 4.34m)

### Ensuite

8'0 x 6'6 (2.44m x 1.98m)



## Floor Plan



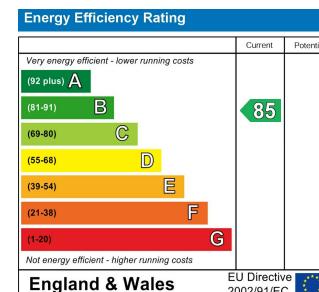
## Area Map



## Viewing

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

## Energy Efficiency Graph



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