



Phoenix Lane, Fernwood Newark NG24 3UA

welcome to

Phoenix Lane, Fernwood Newark

****MODERN FAMILY HOME**** Introducing this very well-presented, detached house in the popular village of Fernwood. Briefly the property comprises of open plan kitchen diner, lounge, WC, four bedrooms, ensuite to the master, family bathroom, garage, driveway and garden.



Entrance Hall

With stairs rising to first floor accommodation, understairs storage and radiator.

Wc

Fitted with a wash hand basin, WC, radiator and double glazed window to the side.

Lounge

There are two radiators and double glazed window to the front.

Kitchen Diner

Fitted with a range of wall and base units with work surfacing over, breakfast bar, stainless steel sink and drainer, fitted oven, gas hob with extractor fan over, integrated dishwasher and fridge freezer, radiator, double glazed window to the rear and uPVC French doors leading out into the rear garden.

Utility

Having work surfacing, plumbing for washing machine and boiler.

First Floor Landing

Having an airing cupboard, radiator and loft access.

Bedroom One

There is a built-in wardrobe, radiator and double glazed window to the front.

Ensuite

Fitted with a double shower cubicle, wash hand basin, WC, extractor, partly tiled walls and radiator.

Bedroom Two

Having a radiator and double glazed window to the rear.

Bedroom Three

There is a radiator and double glazed window to the rear.

Bedroom Four

Having a radiator and double glazed window to the front.

Family Bathroom

Fitted with a suite comprising of a bath with mixer tap, wash hand basin, WC, radiator, extractor, partly tiled walls and obscure double glazed window to the side.

Outside Front

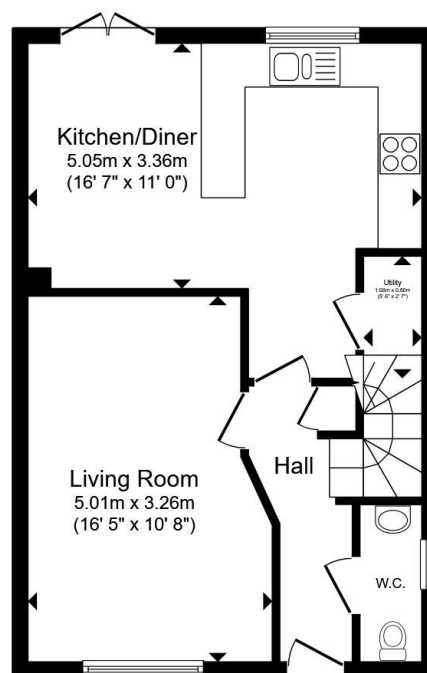
Externally to the front of the property is a lawned area with path leading to the front door.

Rear Garden

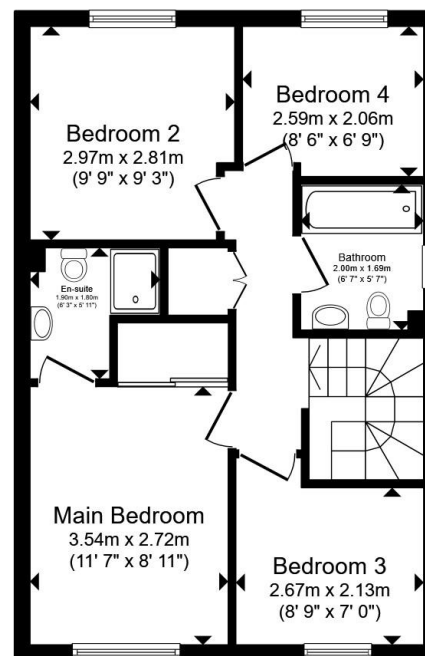
The rear garden is fully enclosed, mainly laid to lawn with a patio area and side access.

Agent Note

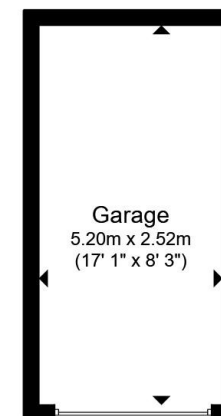
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor



First Floor



Garage

Total floor area 104.6 m² (1,126 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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welcome to

Phoenix Lane, Fernwood Newark

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- ENSUITE SHOWER ROOM
- OPEN PLAN KITCHEN-DINER
- DRIVEWAY & GARAGE

Tenure: Freehold EPC Rating: B
Council Tax Band: D

offers over
£275,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NWK106808 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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