



56 Goldstraw Lane
Fernwood, Newark, NG24 3FF

£240,000

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*****GREAT FAMILY HOME WITH VERSATILE LIVING***** This well presented four double bedroom town house offers a versatile layout and is located within the popular area of Fernwood. The ground floor accommodation comprises a spacious entrance hall with a kitchen diner measuring 17ft, bedroom four/study, utility room and a downstairs WC. The first floor houses the living space with a spacious 'L' shaped lounge, the master bedroom with fitted wardrobes and a modern ensuite shower room. The second floor comprises two double bedrooms and the family bathroom. Outside the enclosed rear garden is laid to lawn with a paved seating area, shrubs and a gate that leads to the parking and detached garage. The property benefits from gas central heating and UPVC double glazing. This property is located within the popular area of Fernwood which has many amenities to include a primary school, a village hall, convenience store, parks, gym, coffee shop, tennis courts and a vets. Fernwood is a favourite for commuters as it has easy access to the A1. Please note there is a management charge for Fernwood which the seller has informed us is approximately £360 per year.

Entrance Hall





Kitchen Diner
17'0 x 9'0 (5.18m x 2.74m)

Utility Room
6'8 x 5'8 (2.03m x 1.73m)

Downstairs WC
2'11 x 6'6 (0.89m x 1.98m)

Bedroom Four/Study
11'3 x 8'4 (3.43m x 2.54m)

First Floor

Bedroom One
11'8 x 10'5 (3.56m x 3.18m)

Ensuite
6'8 x 5'8 (2.03m x 1.73m)

Lounge
15'8 x 15'2 (4.78m x 4.62m)



Second Floor

Bedroom Two
15'8 x 11'3 (4.78m x 3.43m)

Bedroom Three
15'3 x 8'8 (4.65m x 2.64m)

Bathroom
7'0 x 6'0 (2.13m x 1.83m)

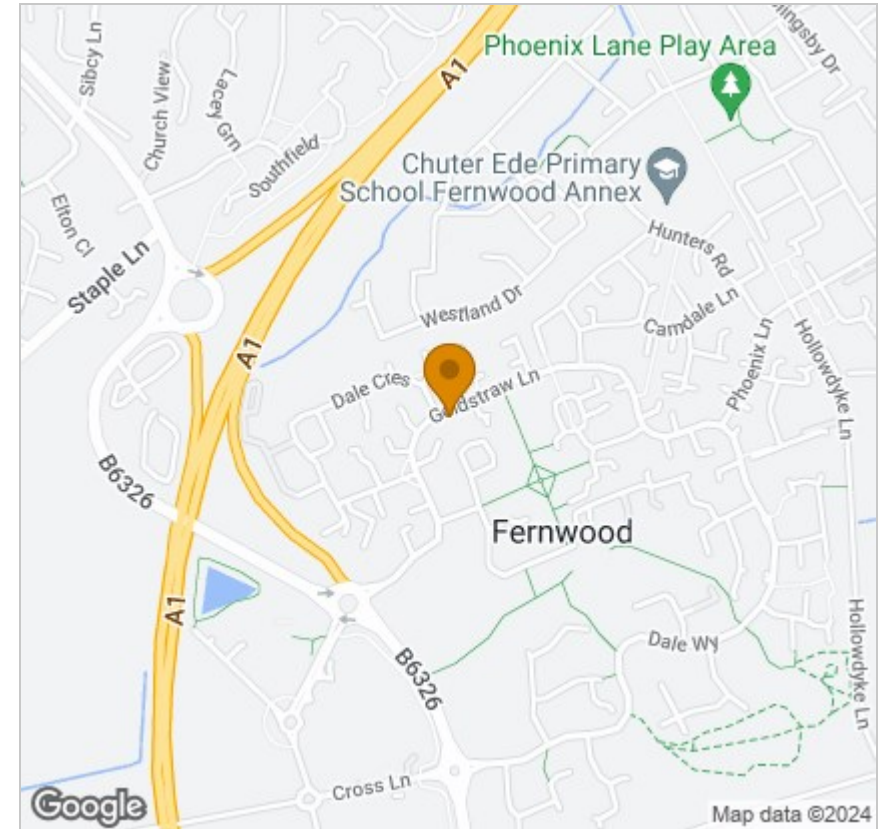
Garage
17'0 x 8'9 (5.18m x 2.67m)



Floor Plan



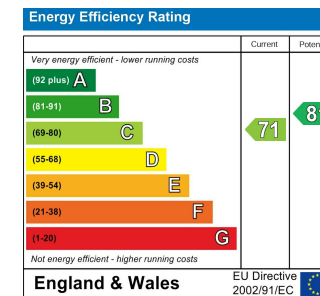
Area Map



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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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