



EDLIN & JARVIS
ESTATE AGENTS



8 Phoenix Lane
Fernwood, Newark, NG24 3UA

£425,000



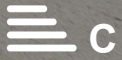
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8 Phoenix Lane

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FAMILY SANCTUARY IN FERNWOOD

Nestled on Phoenix Lane, this four-bedroom detached residence is more than just a house—it's a forever home. Designed with modern family life in mind, it perfectly balances grand social spaces with quiet, private retreats.

A Layout That Lives with You

The heart of this home is the open-plan living kitchen and diner. Whether you're prepping a gourmet Sunday roast or supervising homework over coffee, this light-filled "hub" is where memories are made.

For more formal occasions or focused work, the property offers three versatile reception rooms:

- The Lounge: A sophisticated space for evening relaxation.
- The Dining Room: Perfect for hosting dinner parties and festive celebrations.
- The Snug/Office: An ideal "work-from-home" sanctuary or a cosy media room for the kids.

Restful & Refined Bedrooms

Space is never an issue here, with four generous double bedrooms ensuring everyone has their own sanctuary.

- The Master Suite: A true parent's retreat featuring a dedicated dressing area and a four piece ensuite.
- Guest Luxury: The second bedroom also boasts its own ensuite, making it perfect for older children or visiting family.
- The Family Bathroom: Serving the remaining bedrooms with ease.

Practicality Meets Prestige: A welcoming entrance hall, utility room, and downstairs WC keep the "engine room" of the home running smoothly.

Outside the enclosed rear garden offers a place for alfresco dining or summer BBQs on the seating areas and the lawn has borders with an array of shrubs & bushes. There are double gates to the side that lead to the driveway providing ample of parking and leads to the double garage.





Entrance Hall
9'2 x 10'1 (2.79m x 3.07m)

Lounge
12'0 x 16'11 (3.66m x 5.16m)

Kitchen Diner
21'5 x 14'3 (6.53m x 4.34m)

Dining Room/Snug
11'8 x 8'4 (3.56m x 2.54m)

Office
9'4 x 7'1 (2.84m x 2.16m)

Utility Room
7'4 x 5'2 (2.24m x 1.57m)

WC
4'10 x 3'10 (1.47m x 1.17m)

Landing
9'10 x 18'8 (3.00m x 5.69m)

Master Bedroom
11'10 x 13'8 (3.61m x 4.17m)

Dressing Area
3'5 x 11'1 (1.04m x 3.38m)

Ensuite
8'5 x 7'1 (2.57m x 2.16m)

Bedroom Two
12'5 x 10'6 (3.78m x 3.20m)

Ensuite
8'10 x 3'10 (2.69m x 1.17m)

Bedroom Three
11'9 x 10'8 (3.58m x 3.25m)

Bedroom Four
9'7 x 11'1 (2.92m x 3.38m)

Bathroom
6'11 x 7'1 (2.11m x 2.16m)

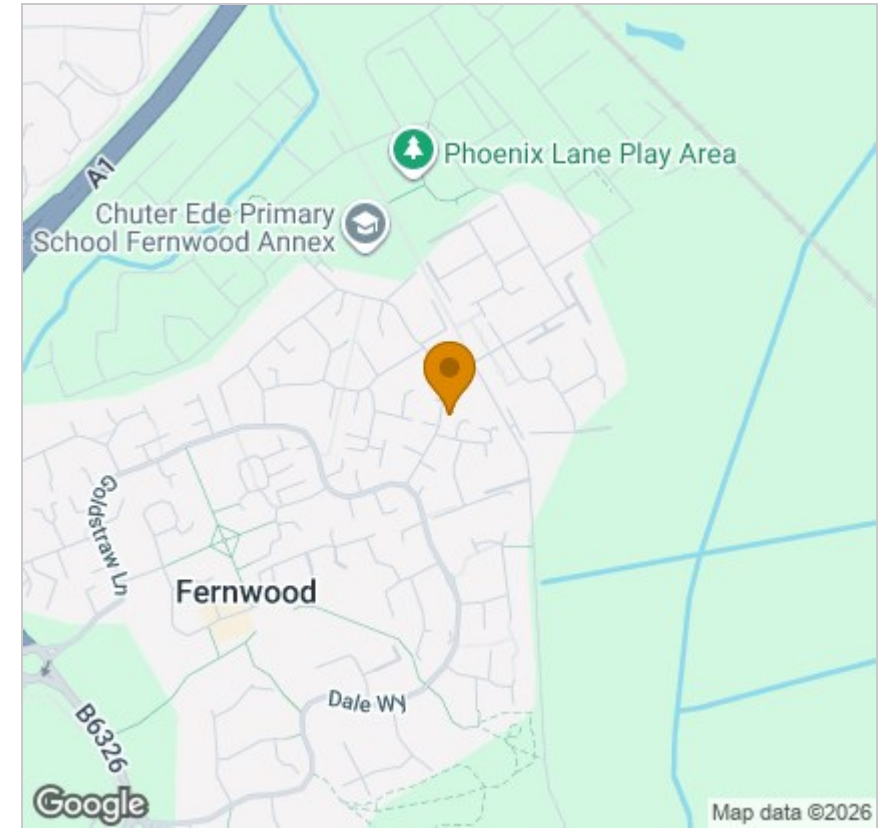
Double Garage
17'5 x 17'6 (5.31m x 5.33m)



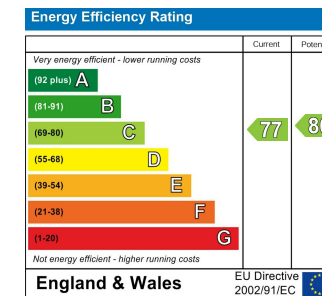
Floor Plan



Area Map



Energy Efficiency Graph



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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