Goldstraw Lane, Fernwood NG24 3FD



SPACE, STYLE AND A STANDOUT CONSERVATORY! This immaculate two double bedroom town house is ready to impress, combining generous proportions with a superb setting in this popular residential development.
Inside, enjoy a spacious lounge, fitted kitchen, ground floor cloakroom and well-appointed bathroom. Double glazing, gas central heating, a rear garden and allocated parking complete this superbly presented home.

£165,000

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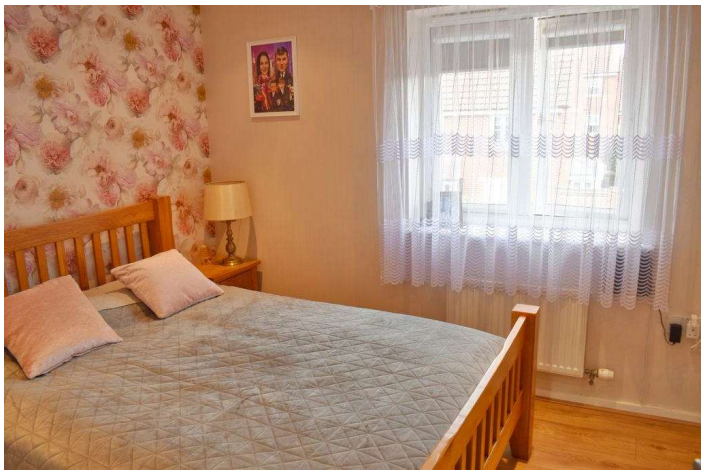



Today's Menu
TAKE IT
OR
LEAVE IT













Situation and Amenities

A sought after location, Fernwood village is part of an established community, a 10 minute drive away from Newark. Amenities are plentiful and include a nursery and primary school (increasing intake Sep 2026), bistro, community centre and a range of shops, plus walks and play parks. The Suthers School is a new, non-selective secondary school serving the communities of Newark and the surrounding areas. The school is based in a brand new, purpose-built, state-of-the-art building at Fernwood, just south of Newark. The building was completed in the summer of 2020, with pupils moving in for the start of the new academic year. For the commuter the A1 trunk road offers easy access to the north and south of the country. There is a direct line rail link from Newark North Gate Station to London Kings Cross which takes from a little over an hour. Additionally Newark Castle station has trains connecting to Nottingham and Lincoln.

Accommodation

Upon entering the front door, this leads into:

Kitchen *9' 3" x 8' 8" (2.82m x 2.64m)*

The kitchen has a high level window to the front elevation, opaque sliding doors separating it from the lounge, and a further door into the downstairs cloakroom/utility. The kitchen itself is fitted with a good range of base and wall units, with solid wood work surfaces and tiled splash backs. There is a twin sink, and an integrated oven with ceramic hob and extractor hood above. In addition there is space and plumbing for a slim-line dishwasher, and further space for a vertical fridge/freezer. The kitchen is complemented with a ceramic tiled floor, and also has a ceiling light point and a radiator installed.

Cloakroom/Utility *7' 4" x 3' 1" (2.23m x 0.94m)*

This dual purpose room has a high level opaque window to the front elevation and is fitted with a vanity unit with wash hand basin on set and storage beneath, and a WC. There is a work surface with space and plumbing for a washing machine beneath. The cloakroom/utility is also complemented with a ceramic tiled floor, and has a ceiling light point, an extractor fan and a radiator.

Lounge *14' 6" x 12' 1" (4.42m x 3.68m) (at widest points)*

This excellent sized and well proportioned reception room has windows, and glazed French doors providing access through to the conservatory. Also from the lounge the staircase rises to the first floor. As previously mentioned, there are sliding opaque doors separating the lounge from the kitchen. The lounge has a useful storage space sited beneath the staircase, and is enhanced with wood laminate flooring. There is a ceiling light point and two radiators.

Conservatory *9' 9" x 9' 6" (2.97m x 2.89m)*

This superb conservatory is a wonderful addition to the home, and has windows and glazed French doors leading out into the garden. The conservatory has an insulated roof, a radiator, fitted blinds, solid wood flooring and wall light points.

First Floor Landing

The staircase rises from the lounge to the first floor landing which has doors into both double bedrooms and the bathroom. There is a useful storage cupboard which also houses the recently installed Combi boiler. Access to the roof space is obtained from the landing, and there is wood laminate flooring and recessed ceiling spotlights.

Bedroom One *10' 2" x 8' 7" (3.10m x 2.61m) (excluding wardrobes)*

A double bedroom with a window to the front elevation. This bedroom has a large fitted double wardrobe with sliding mirror doors. In addition there are recessed ceiling spotlights, wood laminate flooring and a radiator.

Bedroom Two *12' 1" x 9' 3" (3.68m x 2.82m) (plus door recess)*

This second bedroom is also a good sized double and has a window to the rear elevation, a fitted single bed, wood laminate flooring, a ceiling light point and a radiator.

Bathroom *6' 1" x 5' 8" (1.85m x 1.73m)*

The well appointed bathroom is fitted with a white suite comprising bath with shower mixer tap attachment, vanity unit with wash hand basin on set and storage beneath, and a WC. The bathroom is complemented with ceramic wall tiling and recessed ceiling spotlights. In addition there is an extractor fan and a heated towel rail.

Outside

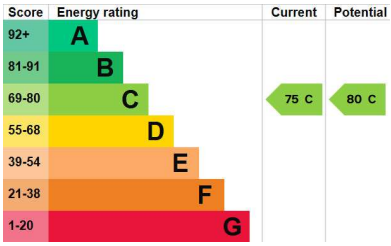
The rear garden is laid to artificial lawn. There is a small timber garden shed which is included within the sale. Also to the foot of the garden is gated access around to the one allocated parking space.

Fernwood Maintenance Charge

There is a maintenance charge payable of approximately £400.00 per annum, paid in June and December, for the upkeep of the green areas around Fernwood. This information has been provided by the vendor and has not been verified by the agent.

Council Tax

The property is in Band A.



VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

Newark & Sherwood District Council, Notts, 01636 650000

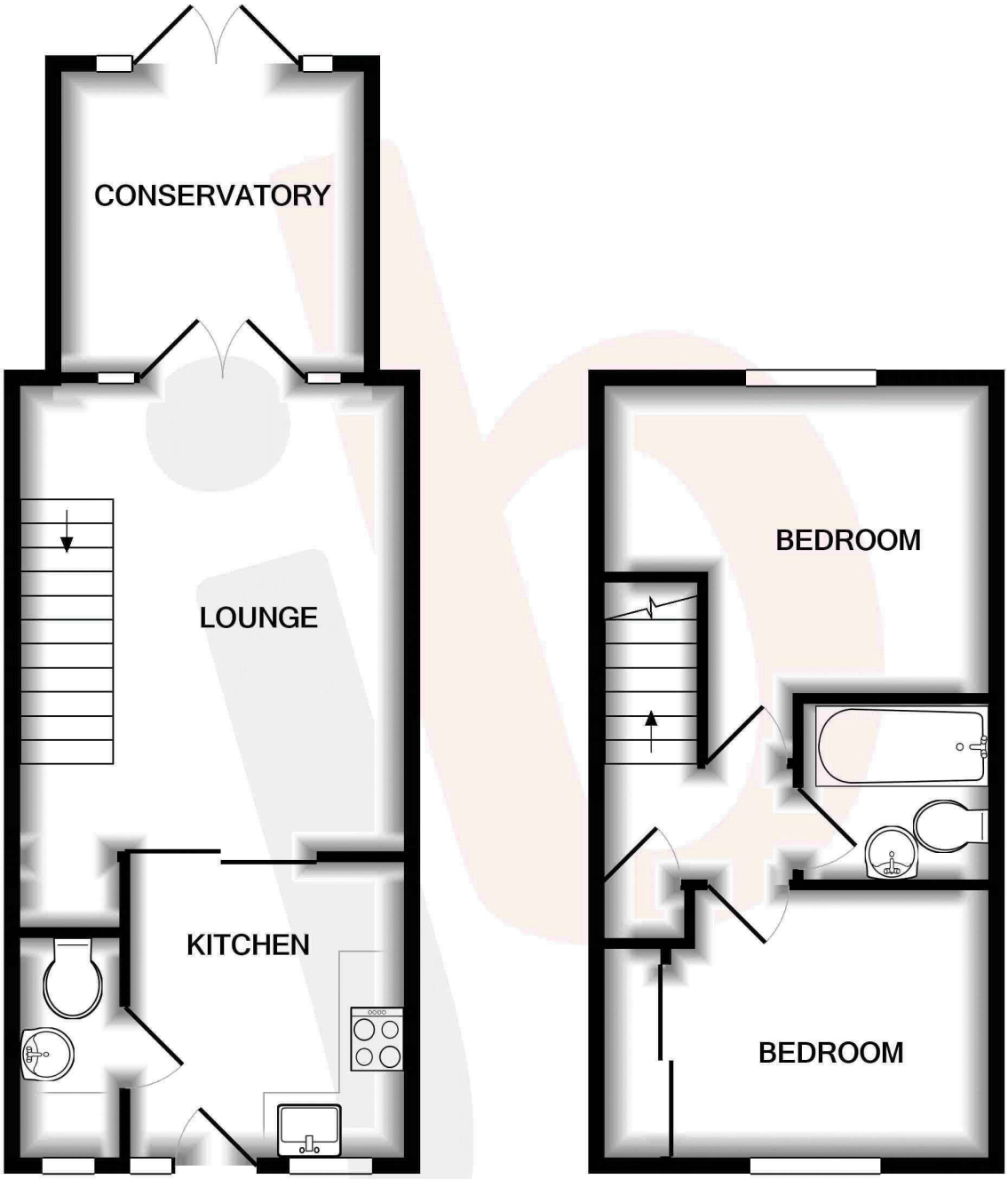
Possession/Tenure

Vacant possession will be given upon completion. The tenure of the property is Freehold.

MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: JMP Solicitors - £180.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00005490 10 November 2026



GROUND FLOOR
APPROX. FLOOR
AREA 381 SQ.FT.
(35.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 289 SQ.FT.
(26.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 669 SQ.FT. (62.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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