



Jonathan Fitzpatrick
VILLAGE & COUNTRY HOMES

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64 Main Street Farnsfield NG22 8EF

Thinking of moving? Think JF.



2 Trail View Farnsfield NG22 8FP



A well presented and deceptively spacious 3 bedroom semi detached home, built in 2017 and situated within a quiet cul de sac, off Cockett Lane. This competitively priced, low maintenance property, offers a high specification throughout and includes en suite shower room to master bedroom, attractive family bathroom, open plan kitchen diner (with built in appliances) spacious lounge, downstairs cloakroom, driveway parking for 2 cars, plus south facing rear garden. Farnsfield is a thriving village with numerous independent shops, pubs and eateries with St. Michaels primary school, tennis club, Southwell Trail nature reserve and wonderful countryside walks all within easy walking distance.

Interested parties should be in strong buying positions.

All main services / gas central heating / double glazing / NHBC guarantee (to 2027) / Council Tax Band C

Guide £ 259,000 - £264,000 Freehold

Viewing strictly by appointment through Jonathan Fitzpatrick Village & Country Homes.

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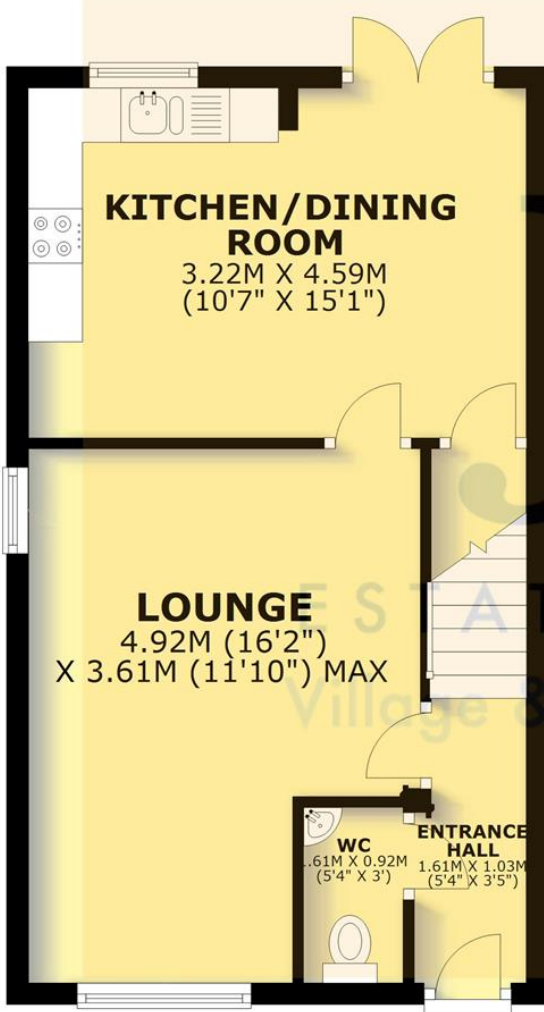






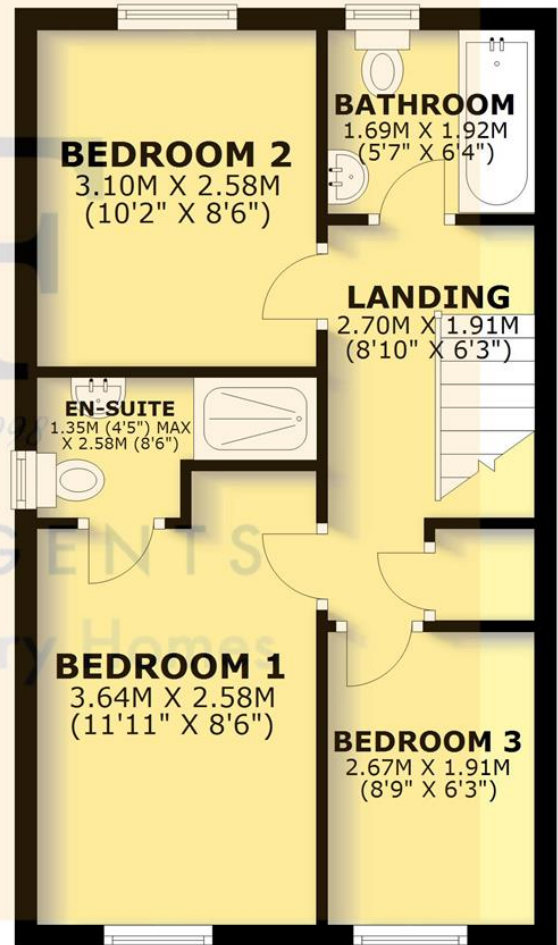
GROUND FLOOR

APPROX. 37.8 SQ. METRES (406.5 SQ. FEET)



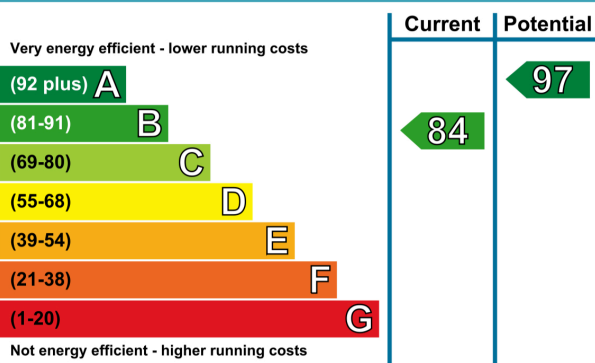
FIRST FLOOR

APPROX. 37.6 SQ. METRES (404.3 SQ. FEET)



TOTAL AREA: APPROX. 75.3 SQ. METRES (810.8 SQ. FEET)

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.