



Jonathan Fitzpatrick
VILLAGE & COUNTRY HOMES

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64 Main Street Farnsfield NG22 8EF

Thinking of moving? Think JF.



6 Trail View Farnsfield NG22 8FP



No. 6 Trail View is a well presented 3 bedroom, 2017 built detached family home situated within a quiet cul de sac, off Cockett Lane. This competitively priced, low maintenance home, offers a high specification and includes a detached garage with private gated driveway, walled garden, open plan dining kitchen, en suite to master bedroom, family bathroom and downstairs cloakroom.

Considerable interest is anticipated, and interested parties should be in strong purchasing positions.

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.

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

£335,000 Freehold

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

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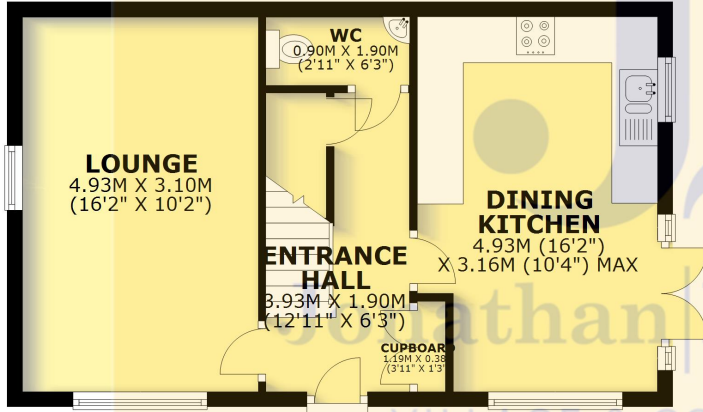




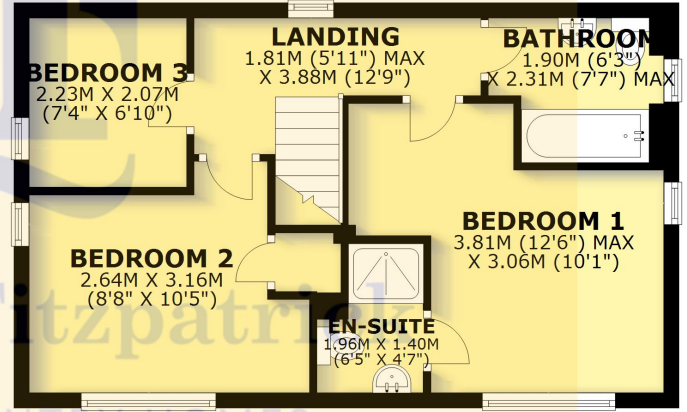




GROUND FLOOR
APPROX. 41.2 SQ. METRES (443.5 SQ. FEET)



FIRST FLOOR
APPROX. 41.2 SQ. METRES (443.9 SQ. FEET)



TOTAL AREA: APPROX. 82.4 SQ. METRES (887.4 SQ. FEET)

Energy performance certificate (EPC)

6 Trail View FARNSFIELD NG22 8FP	Energy rating B	Valid until: 9 August 2027
		Certificate number: 8153-7338-5760-9320-9996

Property type

Detached house