



**Jonathan|Fitzpatrick**  
VILLAGE & COUNTRY HOMES



**£450,000 Freehold**

**4 Halifax Place Farnsfield NG22 8FG**

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64 Main Street Farnsfield NG22 8EF



**A** superbly appointed and presented 4 bedroom detached family home, situated within this small select development off Southwell Road.

The property was built in 2019 by Messrs Bellway Homes, and comes with the balance of a 10 year NHBC guarantee. Our vendor clients have further updated the property to include Amtico flooring to the hallway and kitchen, landscaped rear garden, new security front door and attractive interior colour palette throughout. Features include attractive lounge, kitchen dining room with built in oven, hob, fridge freezer, and dishwasher, separate utility room with integrated washing machine and downstairs cloakroom/w/c. The first floor comprises a very spacious master bedroom with built in wardrobes and en suite shower room, luxury family bathroom with separate shower, plus built in wardrobes to bedrooms two and three.

Outside, there is driveway parking for two cars plus an integral single garage with power and light. The west facing rear garden offers a high degree of privacy and has been recently landscaped to include a decking entertaining area, and children's soft play section.

Farnsfield is a thriving village with numerous independent shops, pubs and eateries with St. Michaels primary school (plus catchment for Southwell Minster school) tennis club, Southwell Trail nature reserve and wonderful countryside walks.

*Gas central heating/All mains service/Council tax band F*

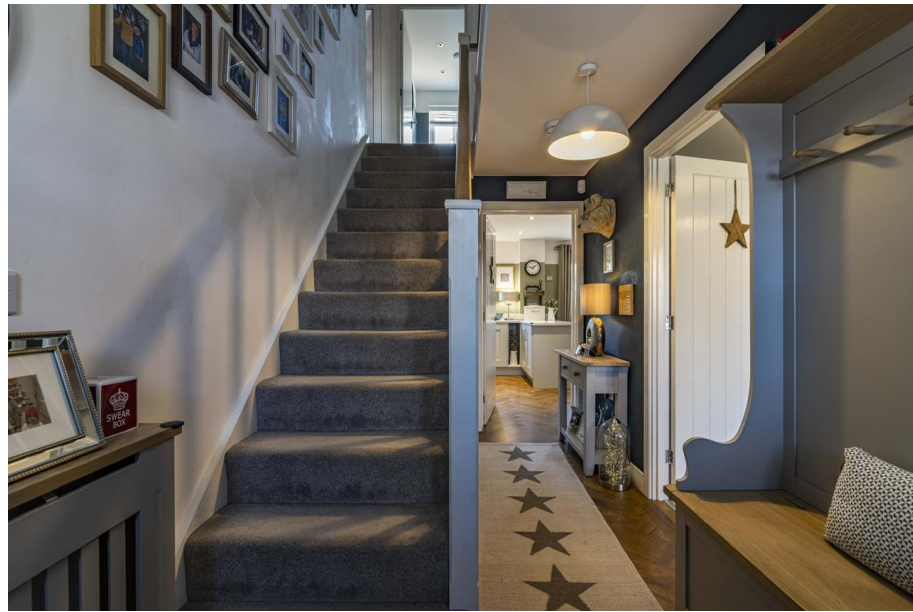
**£450,000 Freehold**

Viewing strictly by appointment through

Jonathan Fitzpatrick Village & Country Homes

**01623 392676** or email [mail@jfea.co.uk](mailto:mail@jfea.co.uk)







The bedroom accommodation is particularly generous with en suite shower room to the master bedroom and family bathroom with separate shower. There are also built in wardrobes to three bedrooms.





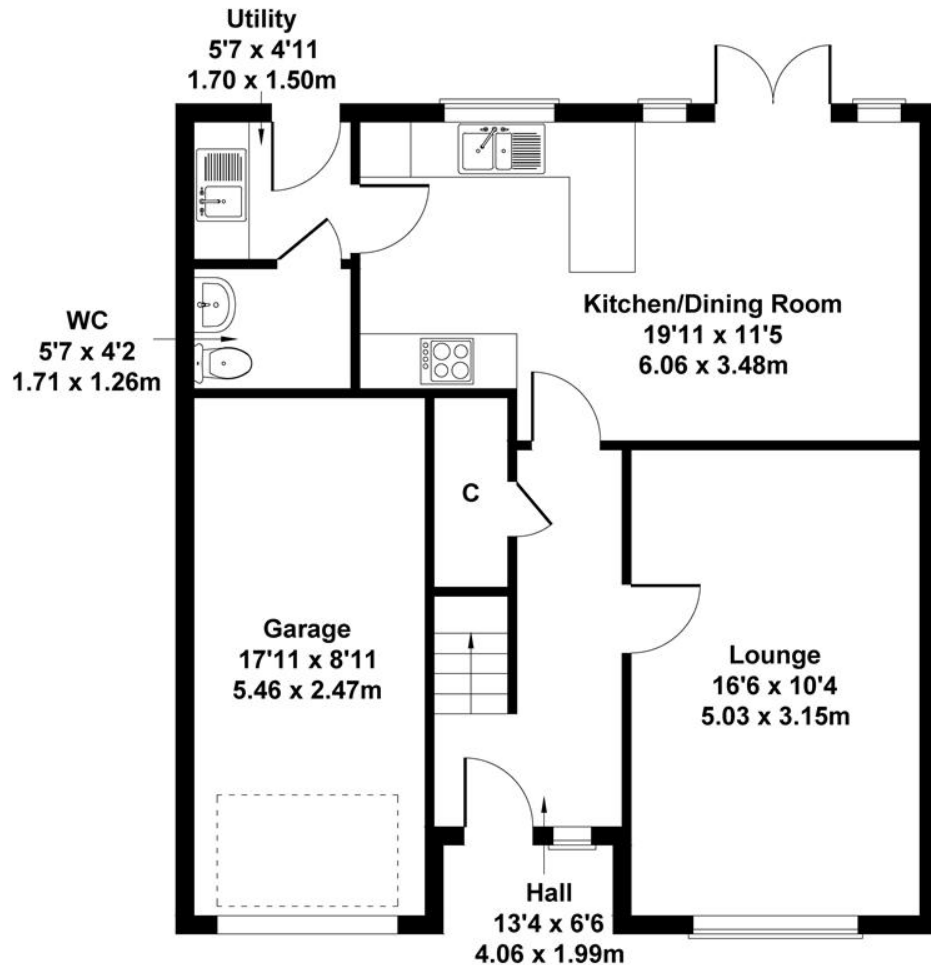
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Approximate Gross Internal Area  
1399 sq ft - 130 sq m

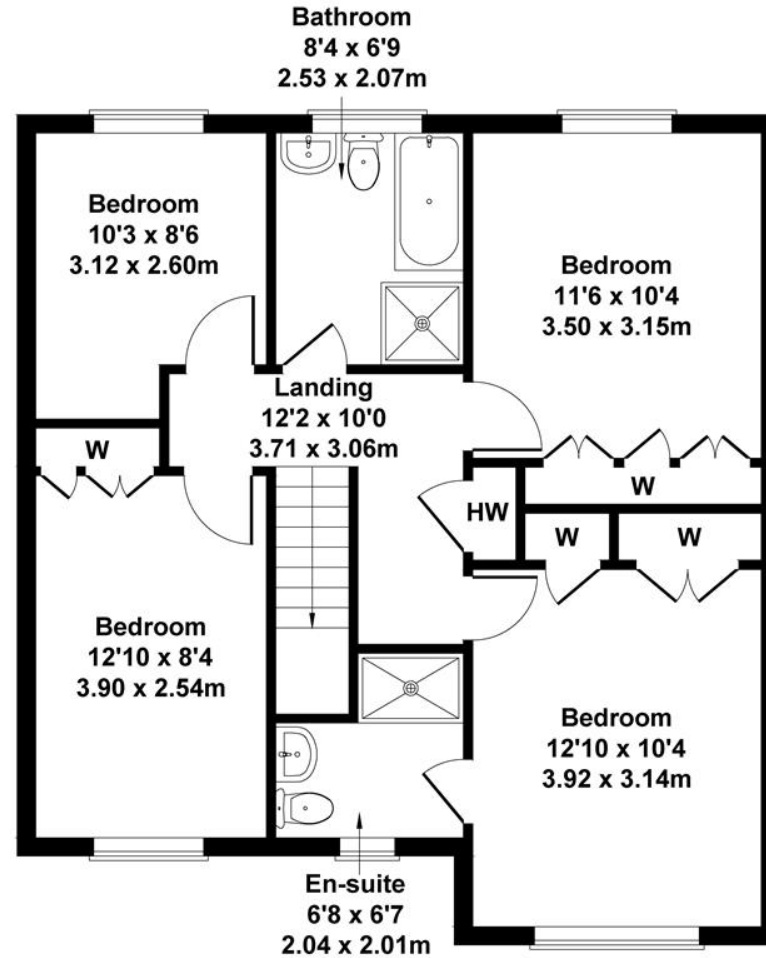
4, Halifax Place  
Farnfield  
NEWARK  
NG22 8FG

Energy rating  
**B**

Valid until: 18 December 2029  
Certificate number: 9118-0953-7392-5471-8944



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2023  
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