



**Jonathan Fitzpatrick**  
VILLAGE & COUNTRY HOMES



Offers over £480,000 Freehold

**13 Priory Park Thurgaton NG14 7HE**

Tel 01623 392676  
Email [mail@jfea.co.uk](mailto:mail@jfea.co.uk)  
Visit [jfea.co.uk](http://jfea.co.uk)

64 Main Street Farnsfield NG22 8EF

**A**n attractive 1960s built 4 bedroom, 3 reception room detached family home situated on a superb plot of approximately 0.34 acres within this highly desirable cul de sac development backing onto fields and open countryside. The property is offered for sale in good order throughout but now requires some cosmetic updating, which has been reflected in the competitive asking price. There is potential to extend to the rear side and first floors, subject to usual planning consents although the existing layout is both spacious and well planned. To the rear there is a good size conservatory, two downstairs cloakrooms plus utility/shower room adjacent to the kitchen. To the front there is generous driveway parking plus a attached single garage. Thurgarton is a quiet and picturesque historical village approximately 3 miles from Southwell, with its own pub (The Red Lion) and wonderful countryside walks. No onward chain.

*This desirable home has been competitively priced to appeal to buyers in strong purchasing positions.*

**Offers invited in excess of £480,000 Freehold**

Replacement double glazing/Gas central heating/mains drainage /Council Tax band F

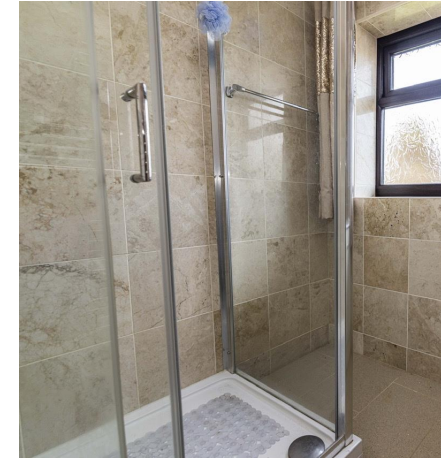
Viewing strictly by appointment through JF Village & Country Homes - Telephone 01623 392676 / email [mail@jfea.co.uk](mailto:mail@jfea.co.uk)







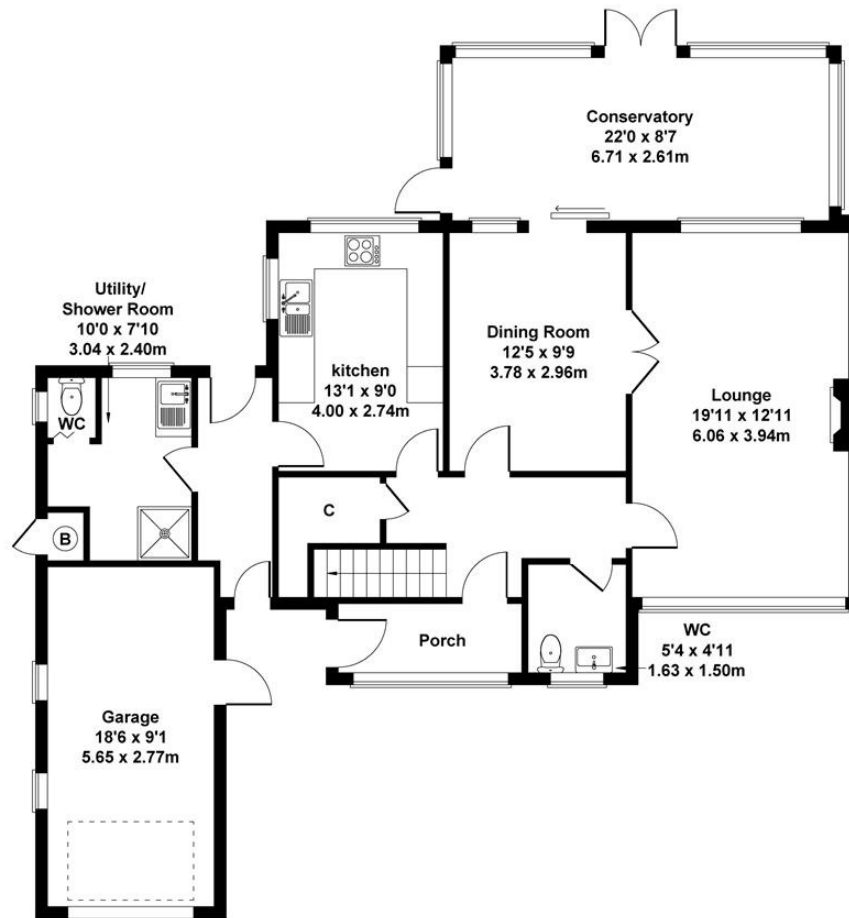
The property offers potential for further extension to the rear, side and first floors, subject to usual planning consents. Although the interior would benefit from some modernisation, this has been reflected in the very competitive asking price.



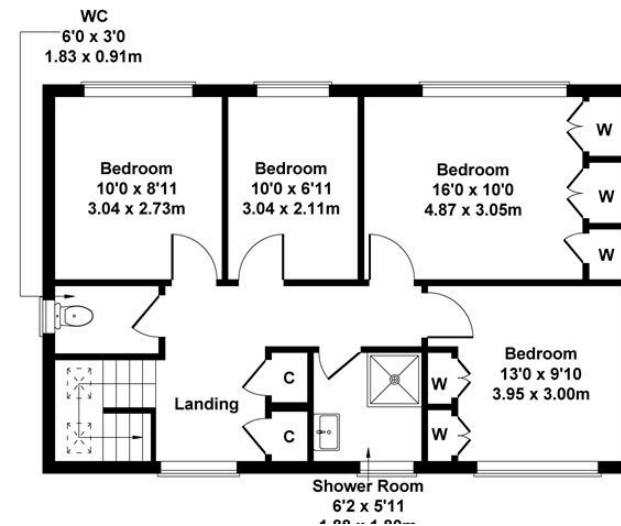


# 13 Priory Park NG14 7HE

Approximate Gross Internal Area  
1798 sq ft - 167 sq m



GROUND FLOOR



FIRST FLOOR

**Energy performance certificate (EPC)**

13 Priory Park Thurgarton NOTTINGHAM NG14 7HE	Energy rating <b>D</b>	Valid until: 27 March 2033
		Certificate number: 2837-3025-3207-0577-4204

Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.