



Jonathan Fitzpatrick  
VILLAGE & COUNTRY HOMES

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

Thinking of moving? **Think JF.**



**2 Trail View Farnsfield NG22 8FP**

**A**n immaculately presented 3 bedroom semi detached property built in 2019 by Messrs. Miller Homes. The property has been further improved by the current owners and benefits from a fully landscaped rear garden and sectional garage which is used primarily for storage. The interior is modern and spacious with an attractive open plan lounge dining room, fitted kitchen with built in appliances and downstairs cloakroom. The first floor comprises three bedrooms with en suite to the master plus separate family bathroom. Outside the rear garden is a particular highlight and there's driveway parking for at least 2 cars. The property is located in a highly desirable location, just a few minutes walk from Farnsfield village shops, pubs and numerous amenities plus superb countryside walks including the famous Southwell Trail nature reserve.

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

**£269,950 Freehold**

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

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







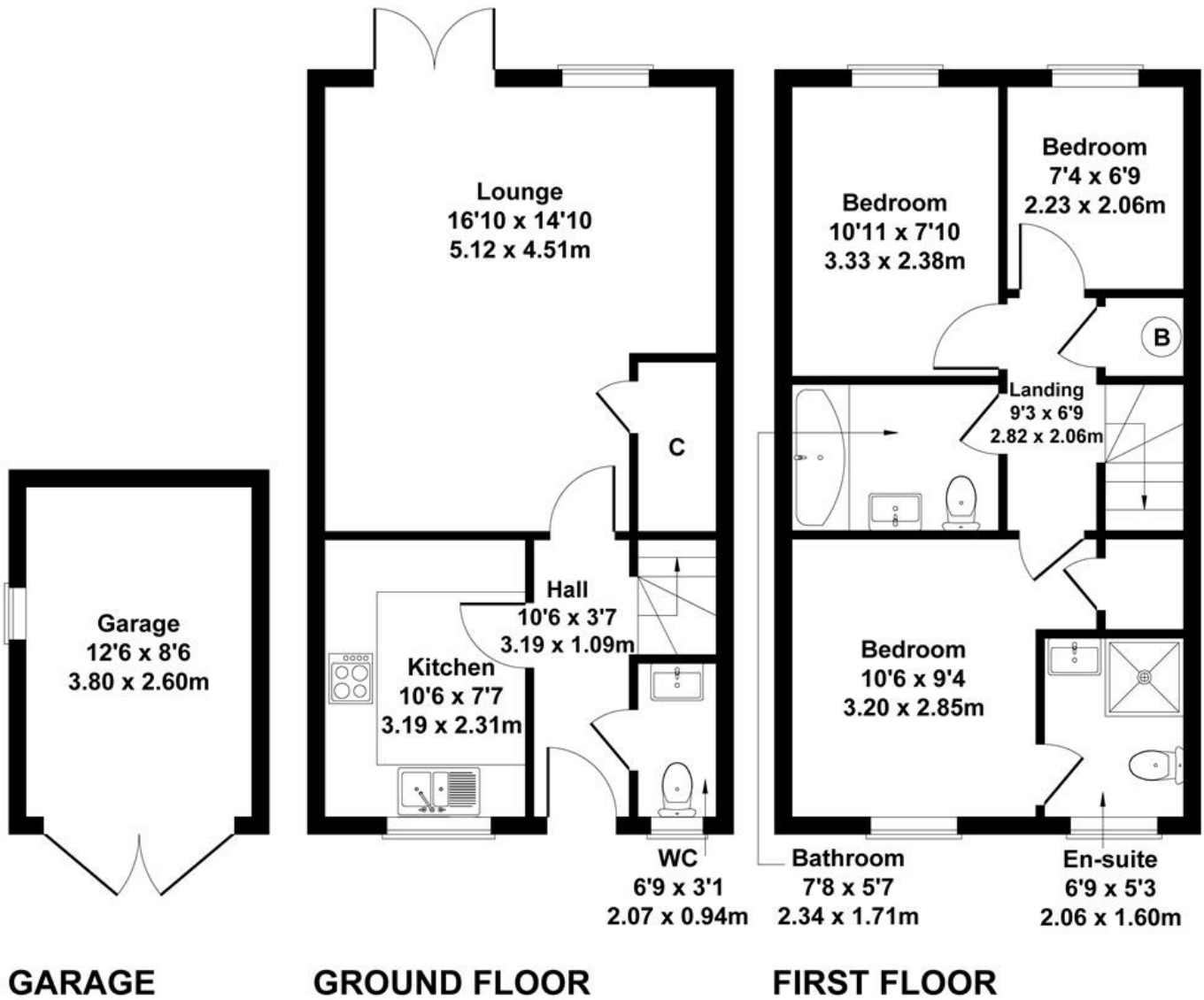




# 9 Pasture Way NG22 8FT

Approximate Gross Internal Area

926 sq ft - 86 sq m



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

## Energy performance certificate (EPC)

9, Pasture Way  
Farnfield  
NEWARK  
NG22 8FT

Energy rating

**B**

Valid until: 18 December 2028

Certificate number: 8668-7032-6599-8201-2992