



7 Ash Grove Farnsfield NG22 8FY

JF

Jonathan Fitzpatrick
VILLAGE & COUNTRY HOMES

Offers over £535,000 Freehold

Tel 01623 392676
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Visit jfea.co.uk

64 Main Street Farnsfield NG22 8EF



A beautifully presented 5 bedroom, 4 reception room detached family home, situated within a quiet cul de sac location with easterly views directly onto fields at the front.

This 2019 built Miller Homes executive family property is offered to the market with the benefit of 10 years NHBC guarantee (from new) and an excellent specification that includes en suite dressing room and shower room to the master bedroom, en suite shower room to the guest bedroom, superb open plan 'living kitchen', separate utility room, downstairs cloakroom, generous reception hall, plus separate dining room, snug and conservatory (vendors addition). Outside there is a landscaped west facing rear garden, plus ample driveway parking and double garage.

Farnsfield is a thriving village with numerous independent shops, pubs and eateries with St. Michaels primary school, tennis club and the Southwell Trail nature reserve within easy walking distance.

Viewing strongly advised.

All mains service / gas central heating / double glazing throughout

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Council tax band : G

Viewing strictly by appointment through JF Village & Country Homes

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7 Ash Grove, Farnsfield, NG22 8FY

Approximate Gross Internal Area
2368 sq ft - 220 sq m

Energy performance certificate (EPC)

7, Ash Grove
Farnsfield
NEWARK
NG22 8FY

Energy rating

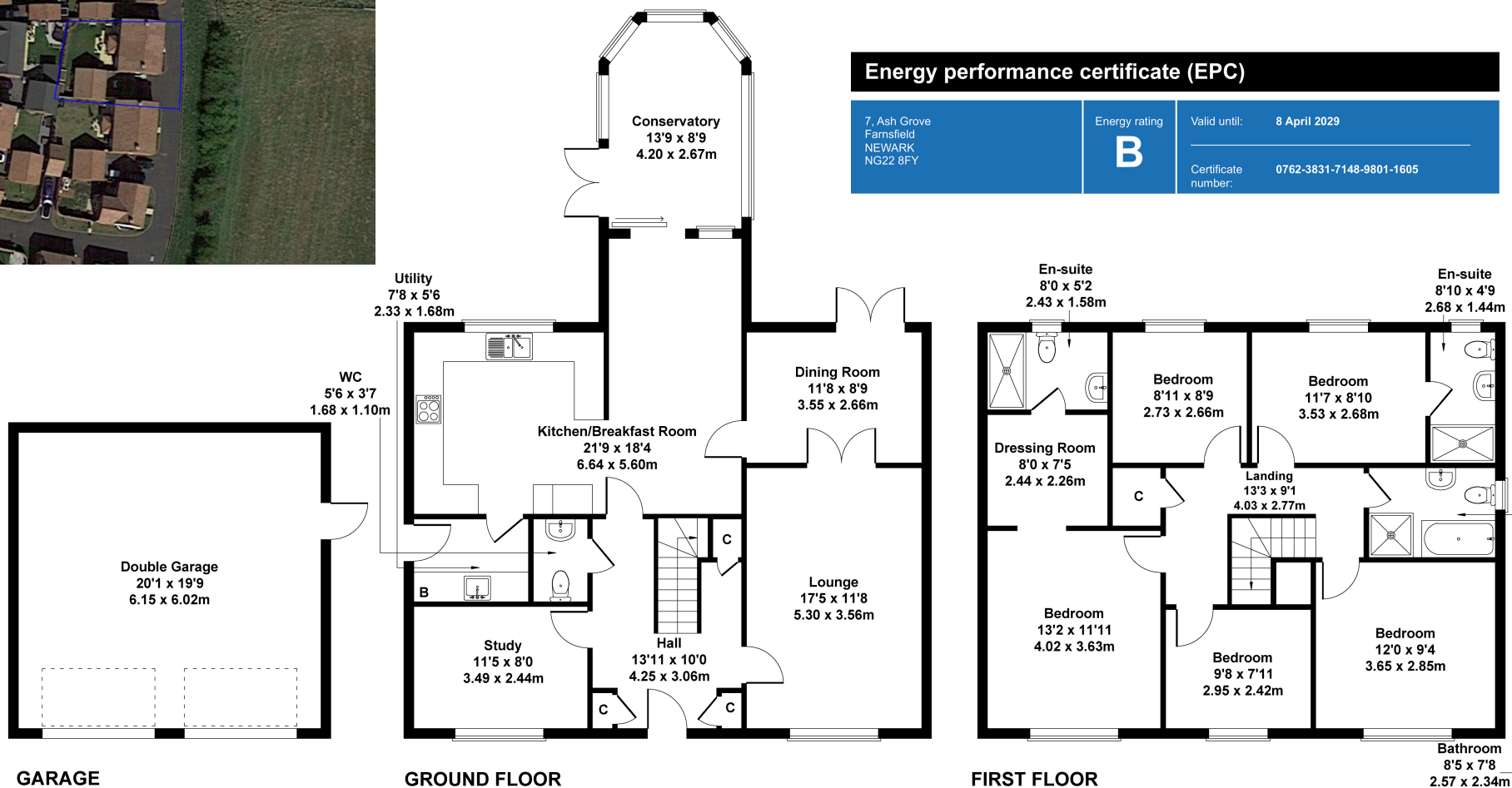
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Valid until:

8 April 2029

Certificate number:

0762-3831-7148-9801-1605



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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements