



Jonathan|Fitzpatrick
VILLAGE & COUNTRY HOMES



3 Esam Close Farnsfield NG22 8FF

£465,000 Freehold

Tel 01623 392676
Email mail@jfea.co.uk
Visit jfea.co.uk

64 Main Street Farnsfield NG22 8EF



A superbly presented, 2018 built, 4 bedroom detached family home, situated within this highly desirable development off Southwell Road. The property is offered for sale in 'show house' condition and features beautifully landscaped front, rear and side gardens, parking for three cars and detached single garage (with new electrically operated door and personal door to the rear garden).

Other features of note include a spacious breakfast kitchen and lounge diner, utility room, downstairs cloakroom and study/snug. To the first floor, there is an en suite shower room to the master bedroom (plus built in wardrobes), family bathroom with shower, and pleasant rural views. Farnsfield village shops, pubs and eateries are all close by plus superb countryside walks on the Southwell Trail and Hadleigh Park.

Viewing strongly advised.

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

£465,000 Freehold

Viewing strictly by appointment through

Jonathan Fitzpatrick Village & Country Homes
01623 392676 or email mail@jfea.co.uk











Energy performance certificate (EPC)

3, Esam Close
Farnfield
NEWARK
NG22 8FF

Energy rating

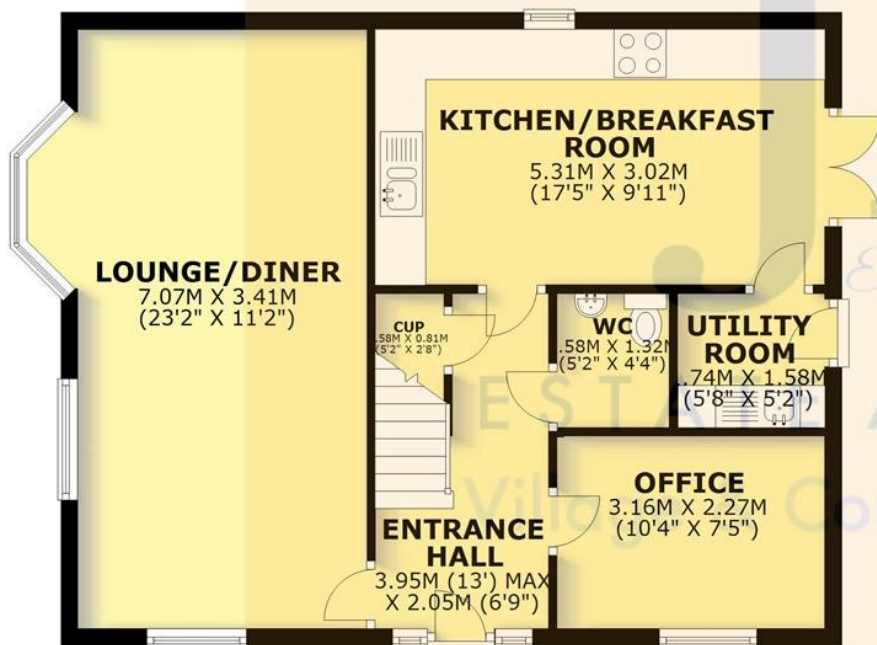
B

Valid until: 24 October 2028

Certificate number: 2258-5943-7340-5378-8934

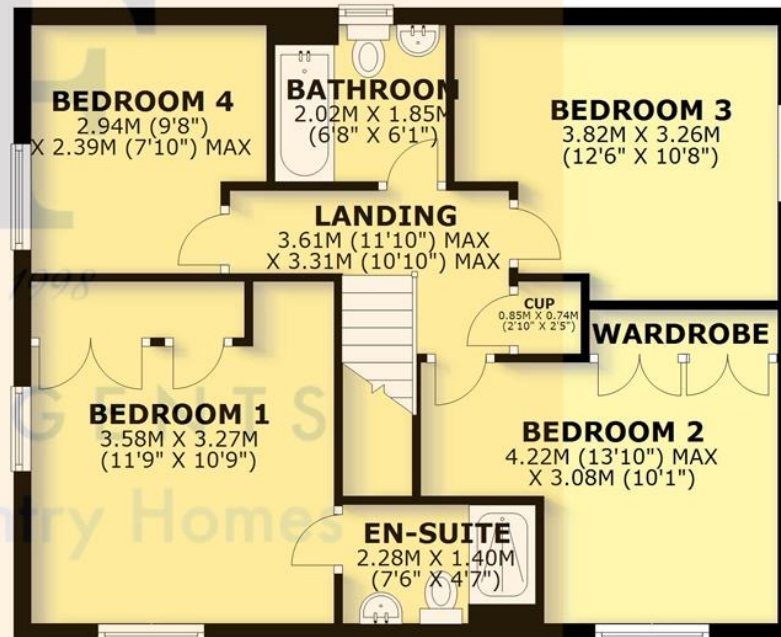
GROUND FLOOR

APPROX. 62.6 SQ. METRES (674.3 SQ. FEET)



FIRST FLOOR

APPROX. 61.2 SQ. METRES (658.9 SQ. FEET)



TOTAL AREA: APPROX. 123.9 SQ. METRES (1333.2 SQ. FEET)