

Thinking of moving? Think JF.

**JF**

Jonathan Fitzpatrick

VILLAGE & COUNTRY HOMES



12 St. Michael's View Farnsfield Newark NG22 8WP

A beautifully presented 4 bedroom, 2 reception room detached family home situated in a prime position within this highly popular development with far reaching views to the rear over fields and open countryside. The well appointed accommodation comprises spacious entrance hall,, attractive lounge, open plan kitchen dining room plus separate utility room and downstairs cloakroom. The first floor comprises 4 bedrooms, en suite shower room to the master bedroom and separate family bathroom. Outside there is a well stocked and attractively landscaped rear garden with composite decking area and paved patio, plus wonderful westerly views. To the front there is off road parking for two cars and a single integral garage. The location is extremely convenient for Farnsfield village shops, pubs, eateries, public transport, St Michaels primary school and the Southwell Trail nature reserve. Viewing strongly recommended.

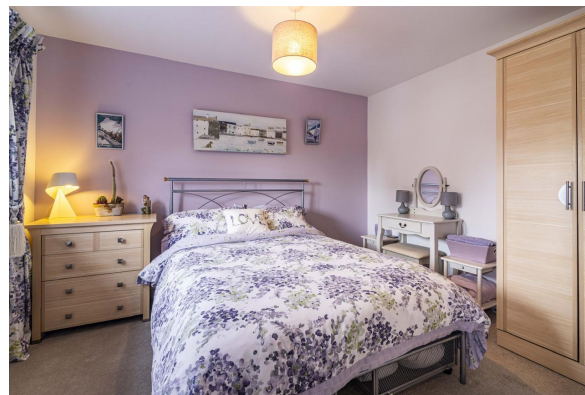
Gas central heating / double glazing / council tax band E / NHBC guarantee until 2025

Guide price £429,950 to 439,950 Freehold

Viewing strictly through Jonathan Fitzpatrick Village & Country Homes

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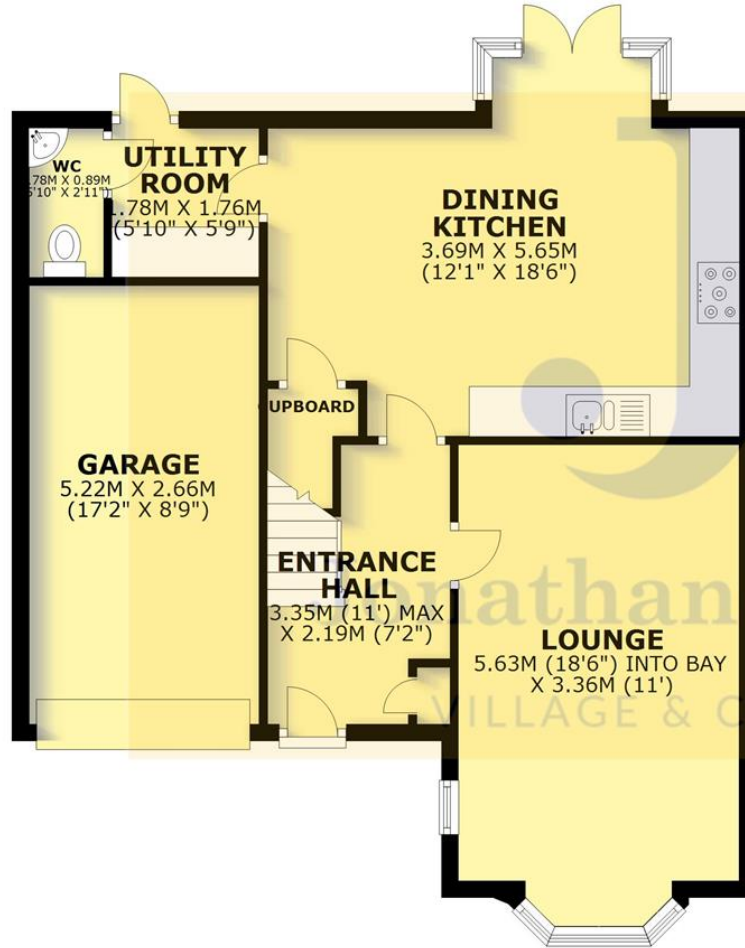




12, St. Michaels View Farnfield NEWARK NG22 8WP	Energy rating <b>B</b>
Valid until 25 May 2026	Certificate number 0643-3846-7354-9926-8815

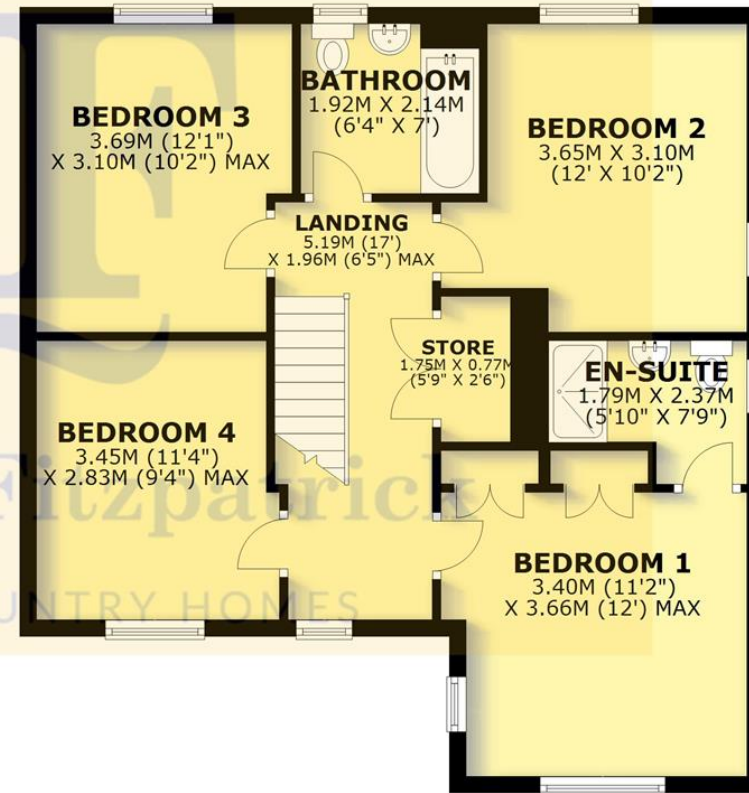
### GROUND FLOOR

APPROX. 68.8 SQ. METRES (741.0 SQ. FEET)



### FIRST FLOOR

APPROX. 66.8 SQ. METRES (719.1 SQ. FEET)



TOTAL AREA: APPROX. 135.6 SQ. METRES (1460.1 SQ. FEET)

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