



'The Hollies' Main Street Edingley NG22 8BE

£535,000 Freehold

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64 Main Street Farnsfield NG22 8EF

A superbly presented and deceptively spacious 4 double bedroom detached family home, situated on a generous landscaped plot with double garage and driveway parking. The property forms part of an exclusive development of similar homes within a small private cul de sac backing onto fields at the rear.

Numerous features include a large farmhouse style kitchen breakfast room with adjoining conservatory and utility/pantry, beamed lounge with fireplace, separate dining room and downstairs cloakroom. The first floor is exceptionally spacious with a long corridor landing from front to back, superb master bedroom with vaulted ceiling, air conditioning, en suite shower room, three further double bedrooms and family bathroom. Outside the aforementioned garage has access directly into the house and the partly walled, low maintenance landscaped garden offers a quiet and relaxing haven for pottering or entertaining. Edingley is a sought after historic village with numerous countryside walks, its own pub/restaurant, and a short drive to both Farnsfield and Southwell offering a wide selection of shops, eateries and amenities. Internal viewing is strongly recommended.

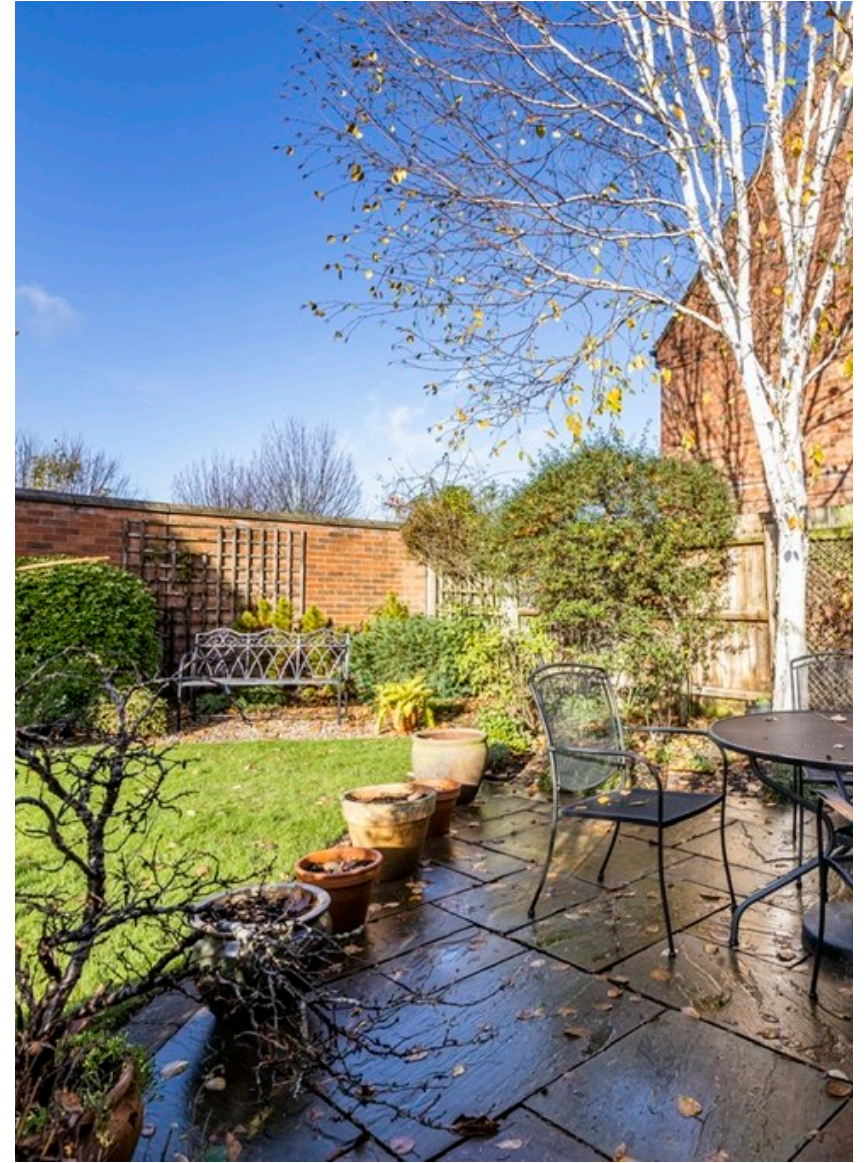
£535,000 Freehold Gas central heating/mains drainage /Council Tax band F

Viewing strictly by appointment through JF Village & Country Homes - 01623 392676



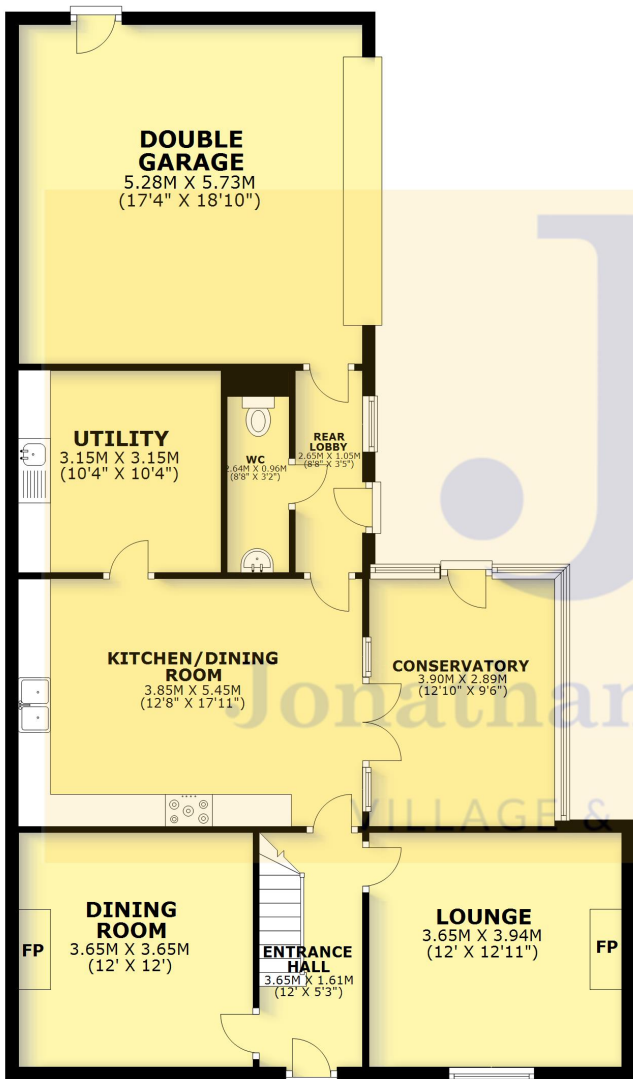






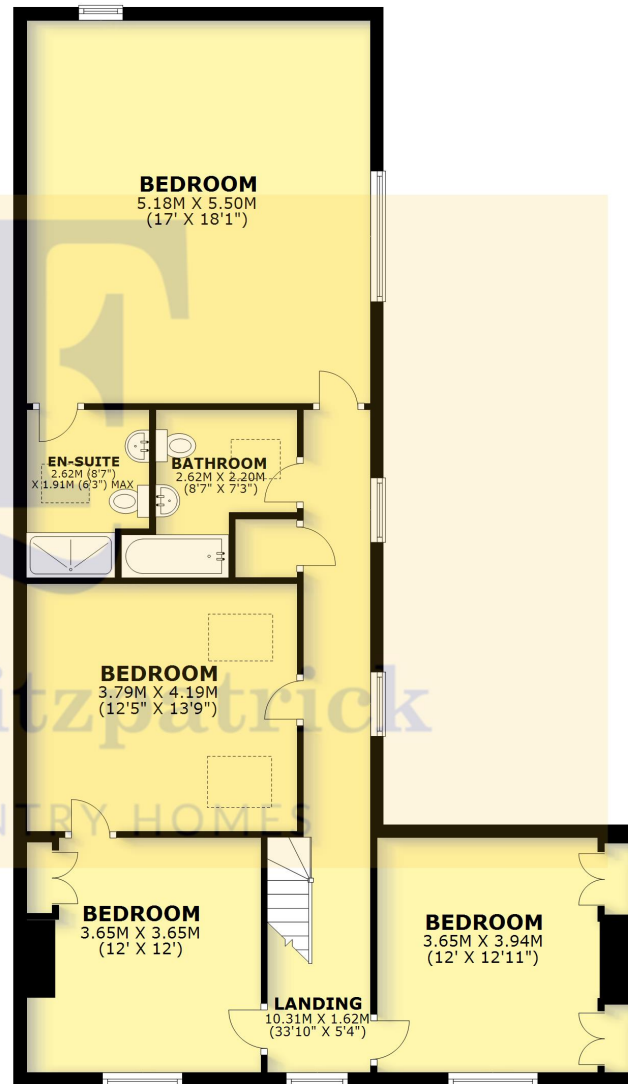
GROUND FLOOR

APPROX. 115.0 SQ. METRES (1237.6 SQ. FEET)



FIRST FLOOR

APPROX. 99.5 SQ. METRES (1070.6 SQ. FEET)



Energy performance certificate (EPC)

The Hollies
Main Street
Edingley
NEWARK
NG22 8BE

Energy rating
D

Valid until: 22 August 2026
Certificate number: 8196-7828-4650-7657-0922

Property type

Detached house

Total floor area

177 square metres

TOTAL AREA: APPROX. 214.4 SQ. METRES (2308.2 SQ. FEET)