

Thinking of moving? **Think JF.**

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Jonathan | Fitzpatrick

VILLAGE & COUNTRY HOMES

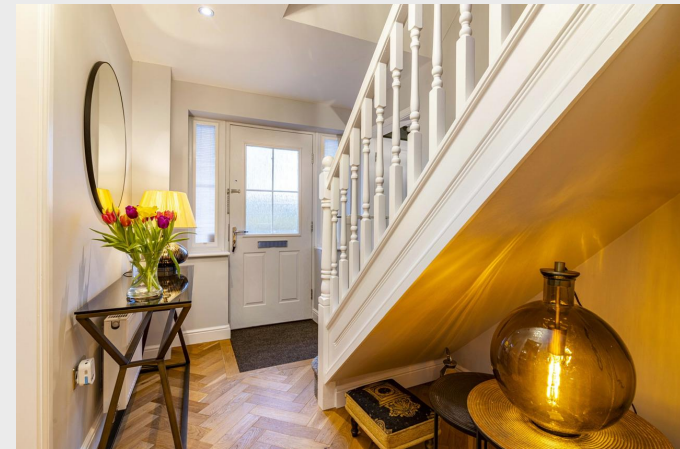


3 St Michaels View Farnsfield NG22 8WP

Guide £575,000/£595,000 freehold



Welcome to one of the best presented and appointed properties in our current portfolio. This beautiful 5 bedroom three storey home is situated in a popular development by Barratt Homes in 2016 and was the original show house. Numerous features include, newly landscaped rear garden, updated breakfast kitchen, high quality parquet wood flooring, double garage and driveway parking for four cars. The bedroom accommodation is arranged over two floors, with en suite bathroom and dressing room to the master bedroom, en suite shower room to bedroom two, family bathroom and top floor shower room serving bedrooms four and five. All bedrooms have fitted wardrobes or built in storage. Significant interest is anticipated - early viewing strongly advised.





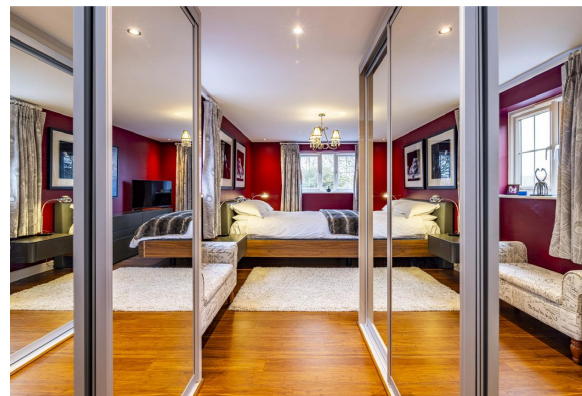
The superb kitchen breakfast room is located to the rear of the property and gives access to the garden from both the breakfast room and utility. The kitchen has been recently upgraded and refurbished by the vendors and includes double oven, hob, dishwasher, fridge freezer and wine cooler. The adjoining utility room provides further cupboard storage plus plumbing for washing machine.





The master bedroom is immaculately presented in a warm colour palette plus high quality wood flooring and dressing area with fitted wardrobes.

This spacious double aspect bedroom also boasts a luxury en suite bathroom comprising bath, double shower cubicle, his/hers wash basins, w/c and large cupboard storage.





Farnsfield is a most sought after rural village with superb facilities and amenities for all ages. There are two excellent pubs, pizza restaurant and French bistro, plus tea rooms, bakers, hairdressers, co-op supermarket, pharmacy and doctors surgery and St Michaels primary school. For the more energetic there's also the tennis club and a plethora of countryside walks including the Southwell Trail nature reserve.





Council tax band G
Flood risk: Low
Gas central heating
All mains services

Newark Northgate Train Station to London
King Cross - approximately 14 miles

Main Office 01623 392676
Email mail@jfea.co.uk

64 Main Street Farnsfield Newark NG22 8EF

Viewing strictly by appointment through
Jonathan Fitzpatrick Village & Country Homes

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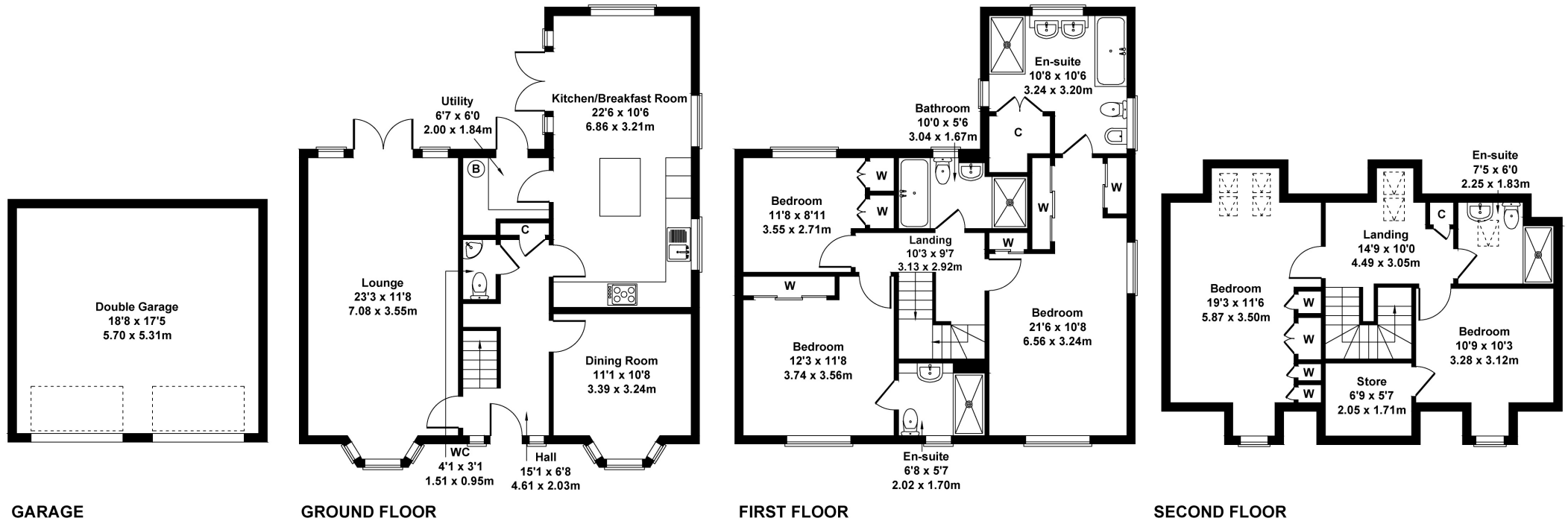
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Energy performance certificate (EPC)

3 St Michaels View Farnfield NG22 8WP	Energy rating B	Valid until 12 May 2025
	Certificate number 8801-9973-1538-9297-5553	

3 St Michaels View, Farnfield, NG22 8WP

Approximate Gross Internal Area
2347 sq ft - 218 sq m



Not to Scale. Produced by The Plan Portal 2024
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 are 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