

Thinking of moving? Think JF.

JF

Jonathan Fitzpatrick

VILLAGE & COUNTRY HOMES



30 Pasture Way Farnsfield NG22 8FT £279,950 Freehold



An immaculately presented and rarely available 3 bedroom semi detached property, situated in a prime position within this highly popular 2019 development by Miller Homes. This deceptively spacious home boasts numerous features (normally associated with properties of much higher value) including en suite shower room to the master bedroom, luxury family bathroom, downstairs cloakroom/wc and attractive Shaker style kitchen with built in appliances. The main living/dining area is capacious with French doors to the superb, spacious and private landscaped rear garden. There is also driveway parking to the side for two cars, and 5 years remaining on the NHBC guarantee, for peace of mind. Early viewing strongly advised.

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. For the more energetic there's also the tennis club and a plethora of countryside walks including the Southwell Trail nature reserve. St Michaels primary school is highly regarded and the village is also within catchment for Minster secondary school in Southwell



The living accommodation is deceptively spacious and features a large living/dining room with French doors to the rear garden. There is also useful under stairs cupboard storage and high quality carpets and luxury wood effect vinly flooring to the hall, kitchen and downstairs cloakroom.

The first floor landing also features cupboard storage and access to a boarded loft area. All three bedrooms are immaculately presented with further built in storage to the master bedroom.

The property is located in a prime position, and not overlooked giving a high degree of privacy in the rear garden.







Energy performance certificate (EPC)

30, Pasture Way Farnsfield NEWARK NG22 8FT	Energy rating B	Valid until: 23 July 2028
		Certificate number: 8608-7333-5320-3994-9922

Property type Semi-detached house

Total floor area 76 square metres

Tenure Freehold
Council tax band C
Gas central heating
All mains services
Estate service charge approx. £190 per annum

Catchment for Minster School
Newark Northgate Train Station to London
King Cross - approximately 14 miles

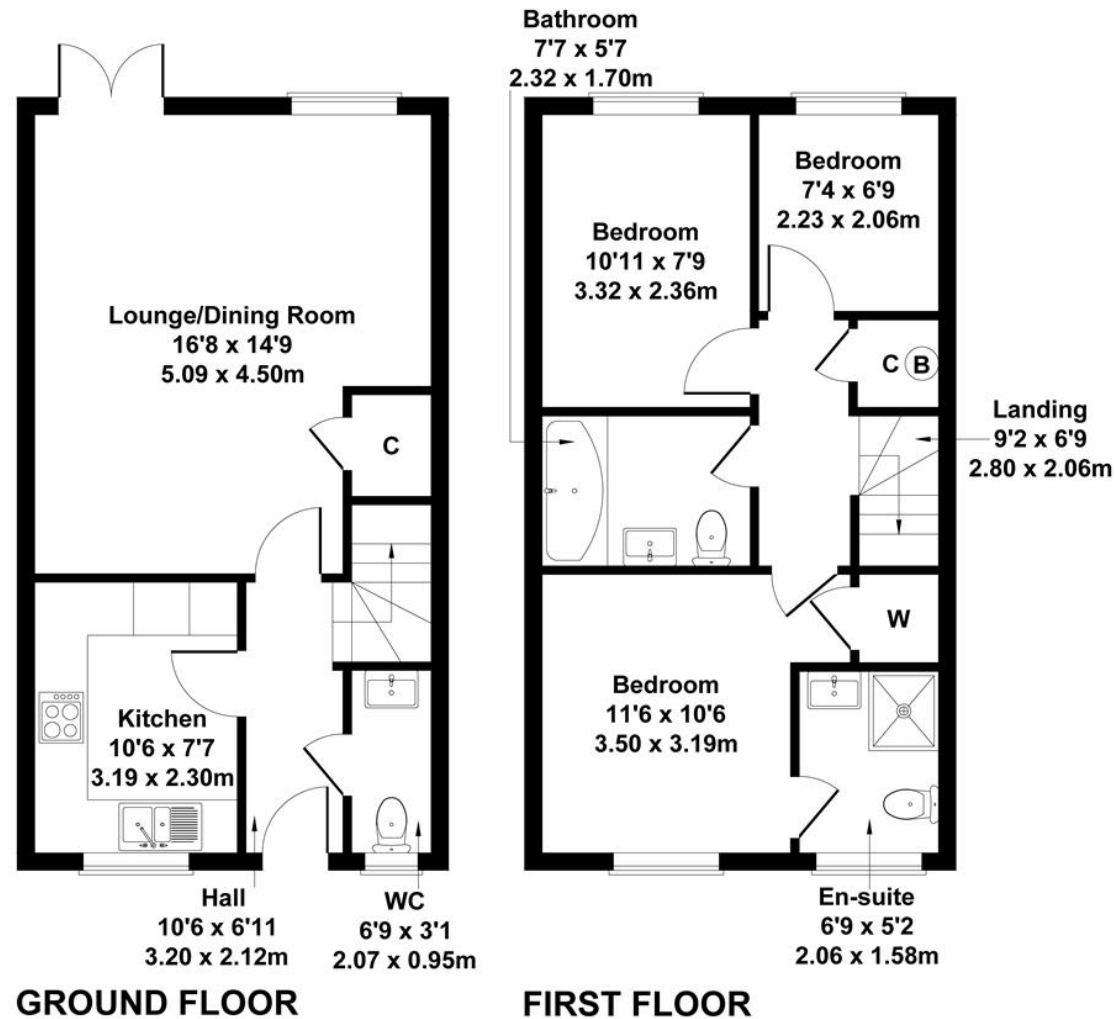
Viewing strictly by appointment through

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30 Pasture Way, Farnsfield, NG22 8FT

Approximate Gross Internal Area
807 sq ft - 75 sq m



Not to Scale. Produced by The Plan Portal 2024
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