



11 Gordon Close Farnsfield Newark NG22 8EH

£269,950 Freehold





A very competitively priced and well appointed 2 double bedroom, 2 reception room, semi detached bungalow situated in a quiet and sought after cul de sac within convenient walking distance to Farnsfield village shops and numerous amenities.

The attractive interior has been thoughtfully updated by the current owner and includes new high quality double glazing, under floor heating (plus radiators) additional floor insulation, fully fitted kitchen with built in appliances and luxury shower room with large walk-in shower. The comfortable living accommodation is further complimented by a cosy front lounge and to the rear, a spacious full width conservatory with access onto a good size, private low maintenance rear garden. Off road driveway parking for 3 cars is provided with potential to add further hardstanding within the front garden area, if required (subject to planning consent).



The location is extremely convenient for Farnsfield village shops, pubs, eateries, public transport, and numerous countryside walks nearby. Priced to appeal to buyers in strong purchasing positions - viewing strongly recommended.

Gas central heating / double glazing / all main services / council tax band C

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Viewing through Jonathan Fitzpatrick Village & Country Homes  
64 Main Street Farnsfield NG22 8EF

**Tel 01623 392676**

Email [mail@jfea.co.uk](mailto:mail@jfea.co.uk)

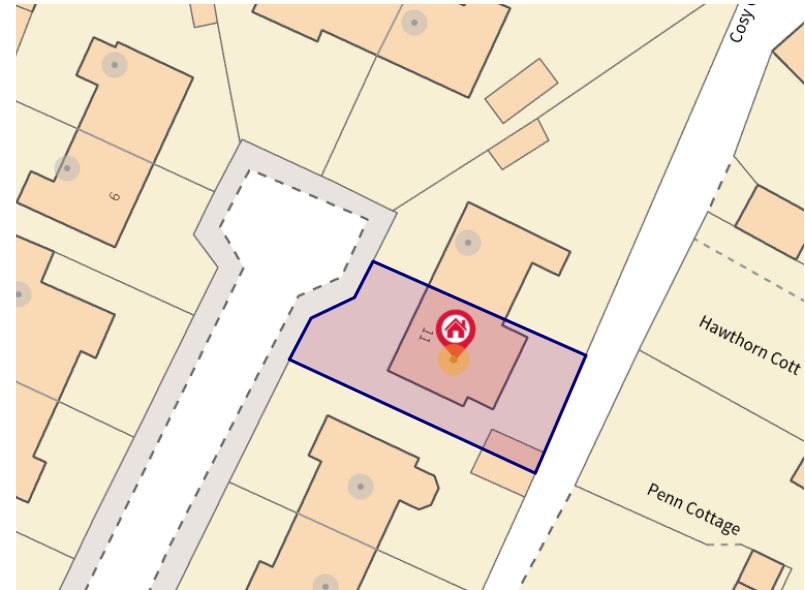
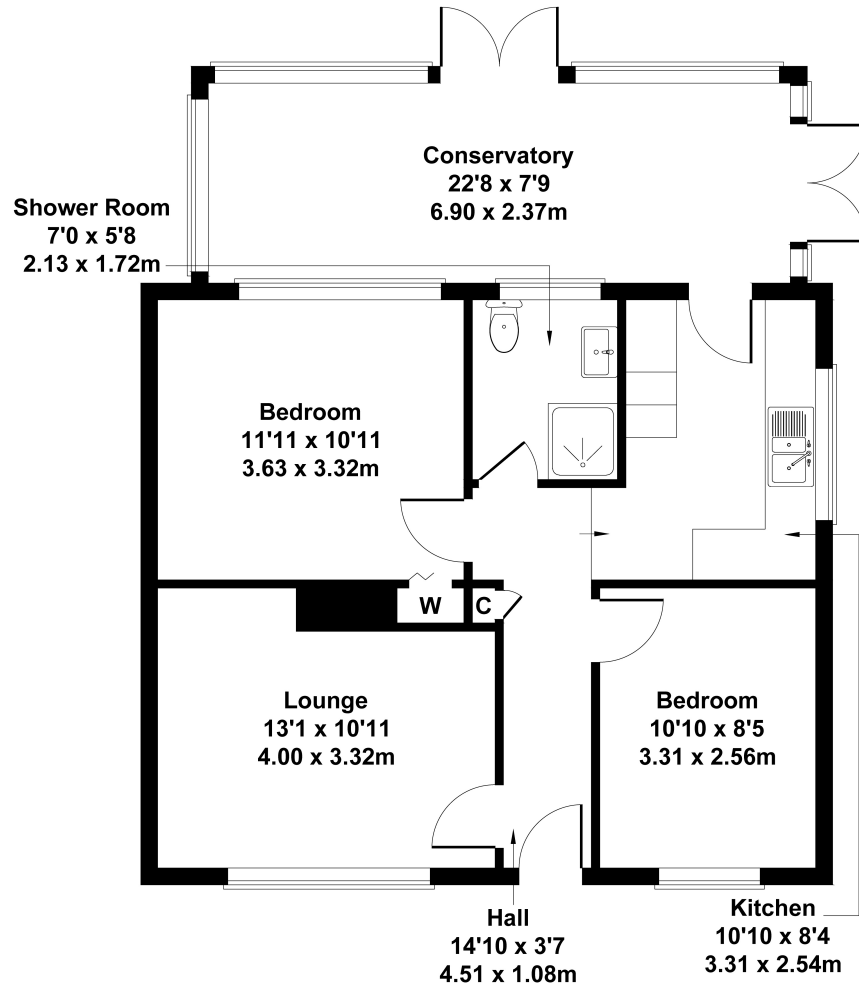
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Approximate Gross Internal Area  
753 sq ft - 70 sq m



## Energy performance certificate (EPC)

11, Gordon Close  
Farnsfield  
NEWARK  
NG22 8EH

Energy rating

C

Valid until: 14 November 2023

Certificate number: 9013-2862-7493-9497-9681

Not to Scale. Produced by The Plan Portal 2023  
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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