



**JF**

**Jonathan|Fitzpatrick**  
VILLAGE & COUNTRY HOMES

**18 Murdoch Close Farnsfield NG22 8FE**

**£659,950 Freehold**

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Email [mail@jfea.co.uk](mailto:mail@jfea.co.uk)  
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**A** luxuriously appointed and immaculately presented 5/6 bedroom, 3 reception room detached family home with double garage and south facing private rear garden, situated in a desirable cul de sac location, approximately 10 minutes walk to village shops, pubs numerous eateries and wonderful countryside walks.

This outstanding, spacious family home is offered for sale with no onward chain and features a superb open plan 'living kitchen breakfast room' (plus utility) en suite to both master and guest bedrooms, re-fitted family bathroom and fitted wardrobes to five bedrooms (including walk-in wardrobe to the master bedroom). Outside there is ample driveway parking, double garage (with new electrically operated door) and to the rear a new composite decked entertaining area and private south facing private rear garden. A beautiful home worthy of an immediate viewing appointment. No onward chain.









**Asking price : £659,950 Freehold**

Council tax band G

Flood Risk : Negligible

Gas central heating / double glazing / all mains services

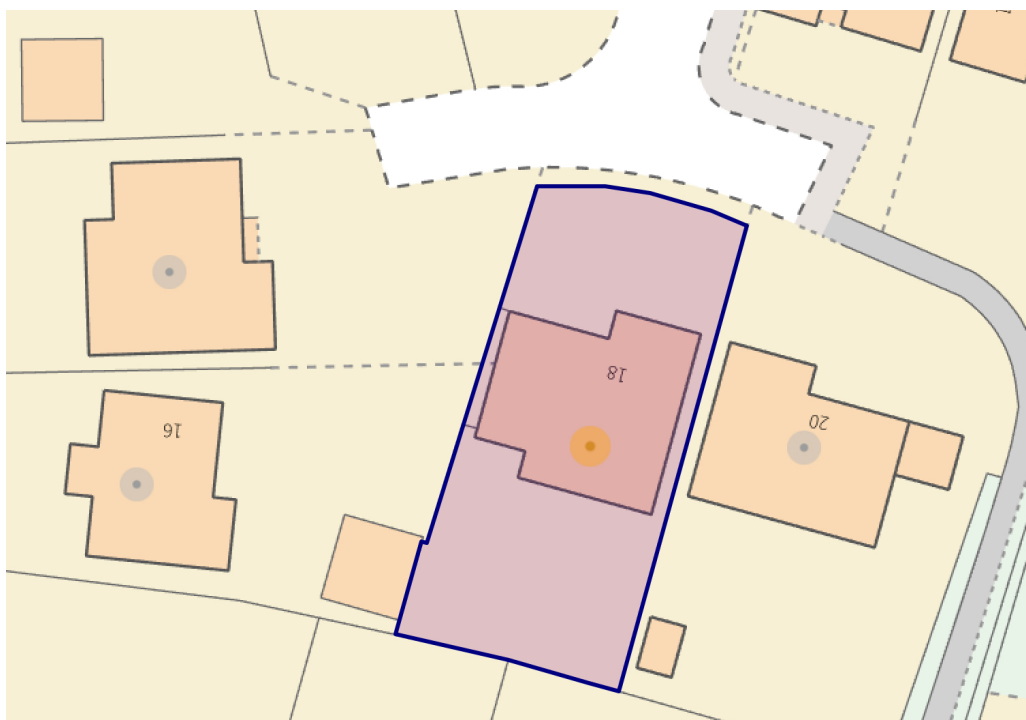
Viewing by appointment through JFVillage & Country Homes

64 Main Street Farnsfield NG22 8EF

Telephone 01623 392676

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Web : [jfea.co.uk](http://jfea.co.uk)



## Energy performance certificate (EPC)

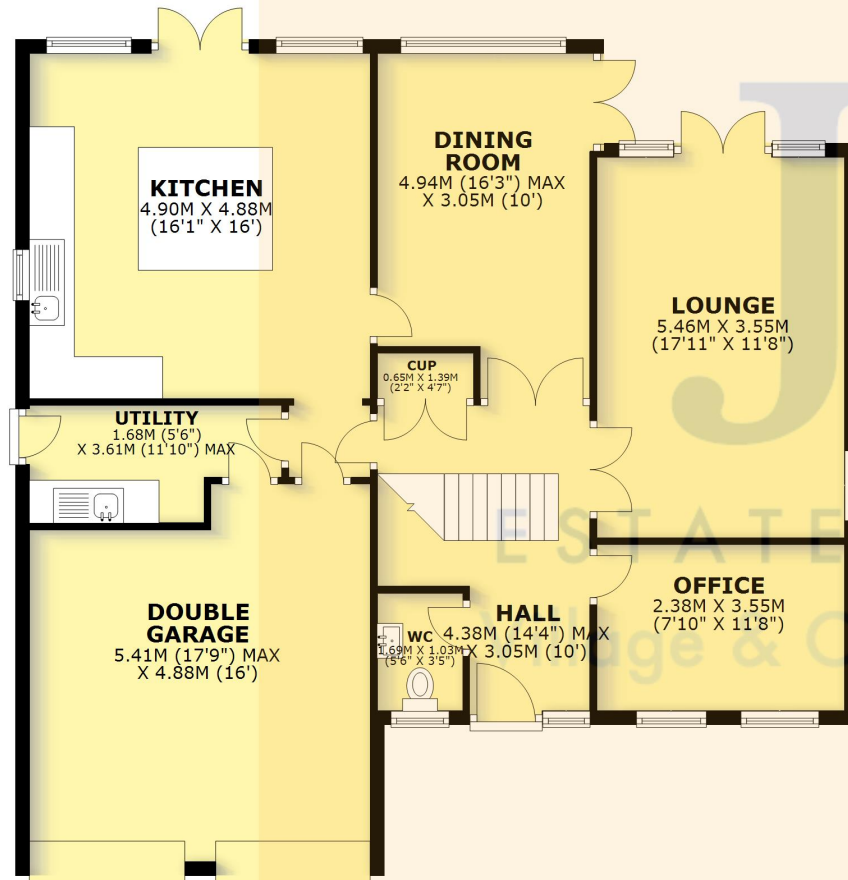
18 Murdoch Close  
Farnfield  
NEWARK  
NG22 8FE

Energy rating  
**C**

Valid until: 20 October 2031  
Certificate number: 2600-1903-3200-5649-1204

### GROUND FLOOR

APPROX. 115.1 SQ. METRES (1238.9 SQ. FEET)



### FIRST FLOOR

APPROX. 104.5 SQ. METRES (1125.0 SQ. FEET)



TOTAL AREA: APPROX. 219.6 SQ. METRES (2363.9 SQ. FEET)