



Powell Court | | Farnsfield | NG22 8DZ

£549,950

JF

Jonathan Fitzpatrick
VILLAGE & COUNTRY HOMES

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See our new video tour! A superbly presented and appointed 4 double bedroom, 4 reception room extended detached family home, situated in a convenient and desirable location close to Farnsfield village shops, pubs, eateries and beautiful countryside walks. The accommodation has been beautifully re-designed with spacious living accommodation on the ground floor including a superb open plan breakfast kitchen with spacious living accommodation on the ground floor including a superb open plan breakfast kitchen with separate dining room, study, downstairs cloakroom, utility and store. The entire first floor is devoted to a stunning master bedroom suite with en suite shower room, walk-in dressing room and its own living room area with Juliette balcony overlooking the rear garden. The second floor features three further bedrooms including a guest bedroom with en suite shower room, plus separate family bathroom. Outside there is a private landscaped rear garden with decking area plus driveway parking to the front for two cars and garage storage (see floor plan). Farnsfield is a vibrant and hugely popular county village with numerous facilities and amenities, including St Michaels primary school, tennis and bowls club, village park, the Southwell Trail nature reserve, doctors surgery, pharmacy, and numerous independent shops. It is also conveniently located for the historic minster town of Southwell, Newark (with commuter station to London Kings Cross) and bus route to Nottingham city centre.

- Beautifully appointed 4 bedroom, 4 reception room detached house in central village location
- Study, utility and downstairs cloakroom
- Second floor with guest bedroom and en suite shower room, family bathroom and two further bedrooms
- Driveway parking to front plus garage storage and separate store room.
- Extended ground floor accommodation with luxury open plan kitchen, separate dining room and lounge
- Fabulous first floor master bedroom suite with en suite shower room, Juliette balcony and dressing room
- Secluded rear garden with decking and patio
- Walking distance to local cafes, pubs, shops and restaurants plus superb countryside walks.

Hall:
11'3" x 5'10" (3.45 x 1.78)

Dining Room:
11'4" x 10'1" (3.46 x 3.08)

Kitchen:
18'7" x 10'11" (5.67 x 3.33)

Utility Room:
7'6" x 5'2" (2.29 x 1.60)

WC:
5'11" x 3'1" (1.82 x 0.96)

Lounge:
25'8" x 11'2" (7.84 x 3.42)

Store:
11'9" x 6'0" (3.59 x 1.84)

Study:
8'0" x 7'8" (2.45 x 2.34)

Landing:
10'5" x 9'8" (3.20 x 2.96)

Bedroom 1:
22'10" x 13'3" (6.96 x 4.04)

En-Suite:
10'4" x 7'6" (3.17 x 2.31)

Dressing Room:
10'6" x 8'0" (3.22 x 2.45)

Landing:
12'11" x 6'2" (3.96 x 1.89)

Bedroom 2:
13'1" x 12'1" (3.99 x 3.70)

En-Suite:
8'0" x 4'10" (2.46 x 1.49)

Bedroom 3:
13'4" x 10'5" (4.08 x 3.18)

Bedroom 4:
10'5" x 8'0" (3.20 x 2.46)

Bathroom:
8'0" x 7'6" (2.46 x 2.30)

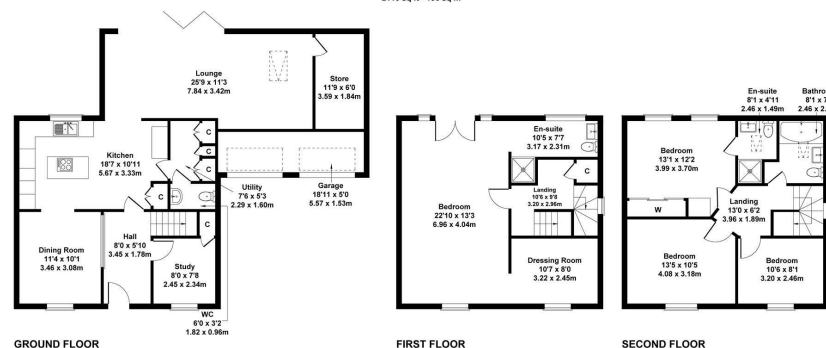
Garage:
18'11 x 5' (5.49m'x3.35m x 1.52m')

Garden:



21 Powell Court, Farnsfield, NG22 8DZ

Approximate Gross Internal Area
2110 sq ft - 195 sq m



Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B	77	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

64 Main Street
Farnsfield
Nottinghamshire
NG22 8EF
01623 392676
mail@jfea.co.uk
www.jfea.co.uk