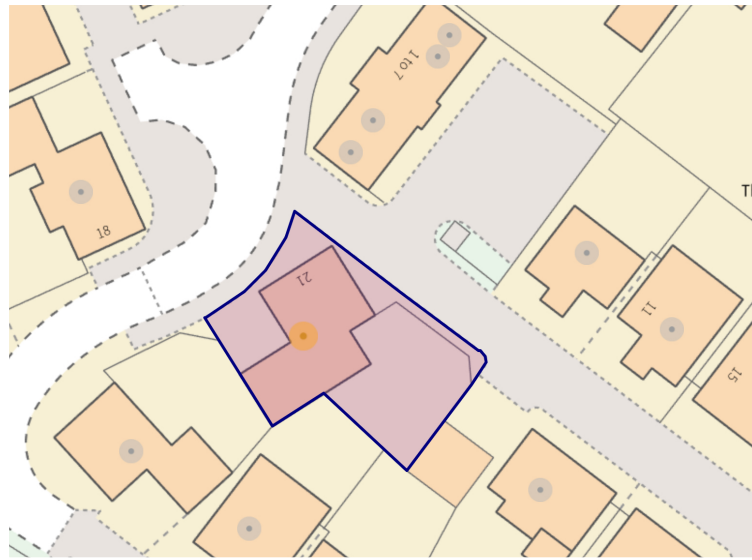




21 Powell Court Farnsfield NG22 8DZ





## **21 Powell Court Farnsfield Newark NG22 8DZ**

**Guide £535,000 - £545,000 Freehold**

Gas central heating /all main services / council tax band F / flood risk low

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)

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

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 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.



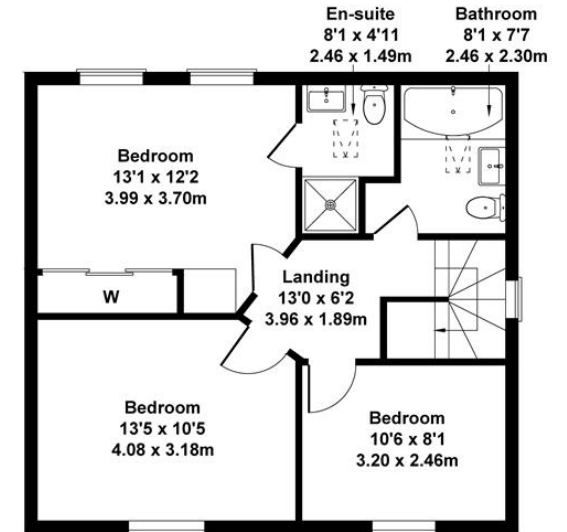
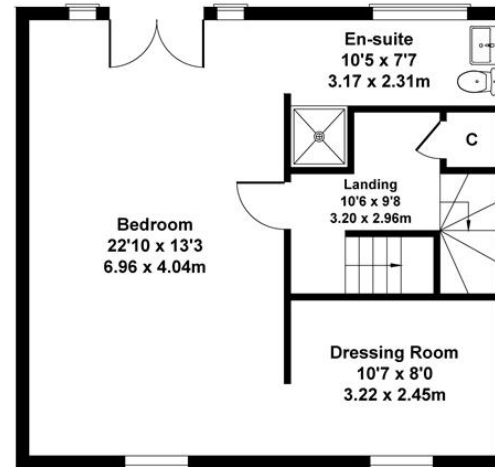
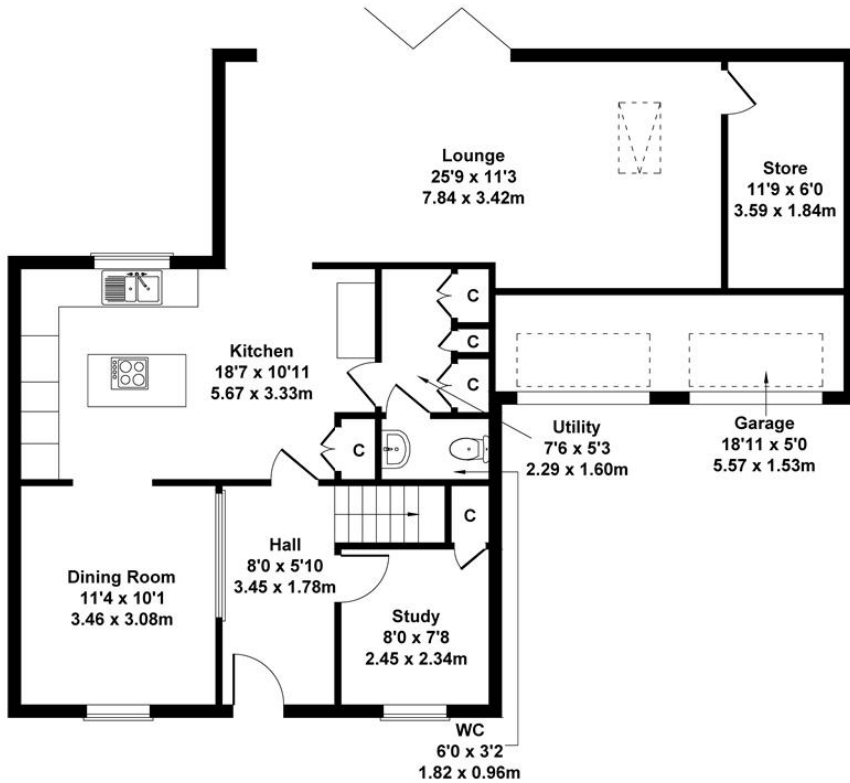




# 21 Powell Court, Farnfield, NG22 8DZ

Approximate Gross Internal Area  
2110 sq ft - 196 sq m

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



Not to Scale. Produced by The Plan Portal 2023  
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