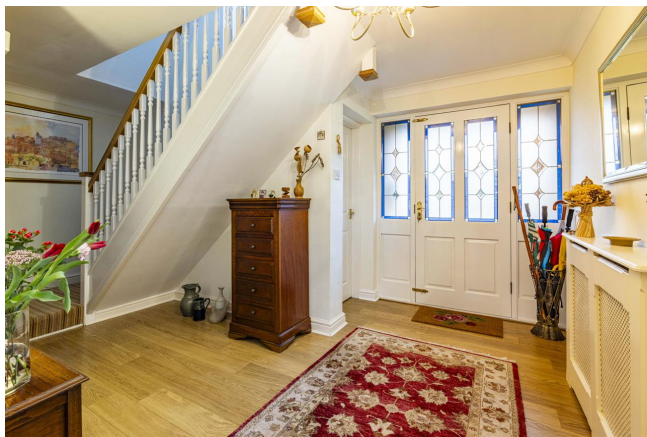




1 Church Side Farnsfield NG22 8ET £569,950 Freehold

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A most attractive 4 bedroom detached family home situated in a prominent position within this most sought after development close to St Michaels church, village pubs and a variety of independent shops and cafes. This superb home is offered for sale in immaculate order throughout and benefits from a spacious lounge with feature fireplace, separate dining room, study and rear conservatory. The 'Leicht' german made kitchen comes with a range of built in appliances, and there is also a separate utility room and downstairs cloakroom/WC. The first floor offers four bedrooms, en suite shower room to the master bedroom, plus family bathroom with shower. Outside, the property boasts a south facing walled rear garden, generous front garden plus extensive driveway parking and detached double garage. *Significant interest is anticipated and early viewing is strongly advised.*





The ground floor accommodations is well planned, with three reception rooms, conservatory and generously proportioned breakfast kitchen with separate utility. It is presented in immaculate order throughout with lots of natural light from the south facing rear garden.



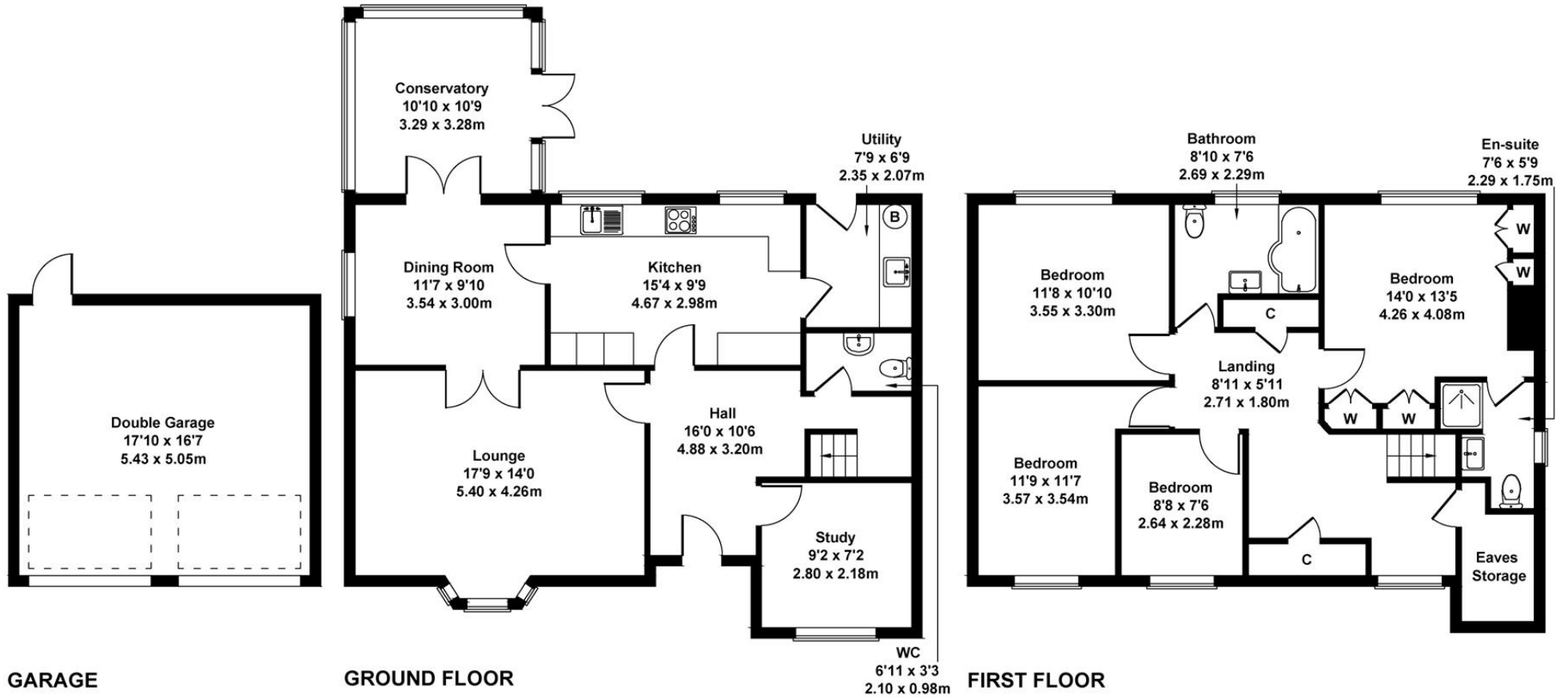
The first floor features a generous sized landing with additional storage and access to the loft. The master bedroom is particularly spacious with an en suite shower room and two sets of fitted wardrobes.





1 Church Side, Farnsfield, Newark, NG22 8ET

Approximate Gross Internal Area
1969 sq ft - 183 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Energy performance certificate (EPC)

1 Church Side
Farnsfield
NEWARK
NG22 8ET

Energy rating

D

Valid until:

21 February 2034

Certificate number: 0310-2392-7320-2124-6525

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, butchers, 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.



Council tax band F
Gas central heating
All mains services

Catchment for Minster School
Newark Northgate Train Station to London
King Cross - approximately 13 miles

Main Office 01623 392676
Email mail@jfea.co.uk

64 Main Street Farnsfield Newark Ng22 8EF

Viewing strictly by appointment through
Jonathan Fitzpatrick Village & Country Homes