



JF

Jonathan Fitzpatrick

VILLAGE & COUNTRY HOMES

‘The Paddocks’ 7 Church Side Farnsfield NG22 8ET £595,000 Freehold

A most attractive and well appointed 4 bedroom detached family home situated in a prime location, close to village shops, pubs, eateries and numerous countyside walks. The property is offered for sale in immaculate order throughout and has been extended on the ground floor to provide additional living space to the lounge and dining room. Other features include high quality flooring throughout, re-fitted kitchen breakfast room with built in appliances, separate utility, downstairs cloakroom, conservatory and study. The first floor comprises four bedrooms (three doubles, one single), family bathroom plus master bedroom with re-fitted en suite shower room - and there is also useful built in eaves storage on the landing. The front and rear gardens have been attractively landscaped (with the rear backing onto St. Michael's church yard) and there is driveway parking for two cars plus a good size detached double garage. Viewing highly recommended.



Rear Garden



Views to St. Michael's Church



Southerly Views



Entrance Hall



Study



Conservatory



Lounge

A place to unwind.

A beautifully presented and comfortable (extended) room with fireplace and wood burner, wood flooring, and bay window with views to the front garden.



Kitchen. Breakfast Room

A kitchen with a view.

The high quality oak kitchen features a full compliment of built in appliances, separate utility room, breakfast area and delightful views across the rear garden and towards St Michaels church.

Bedroom 1



En Suite Shower Room



Bedroom 3



Family Bathroom



Bedroom 2



Bedroom 4



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.

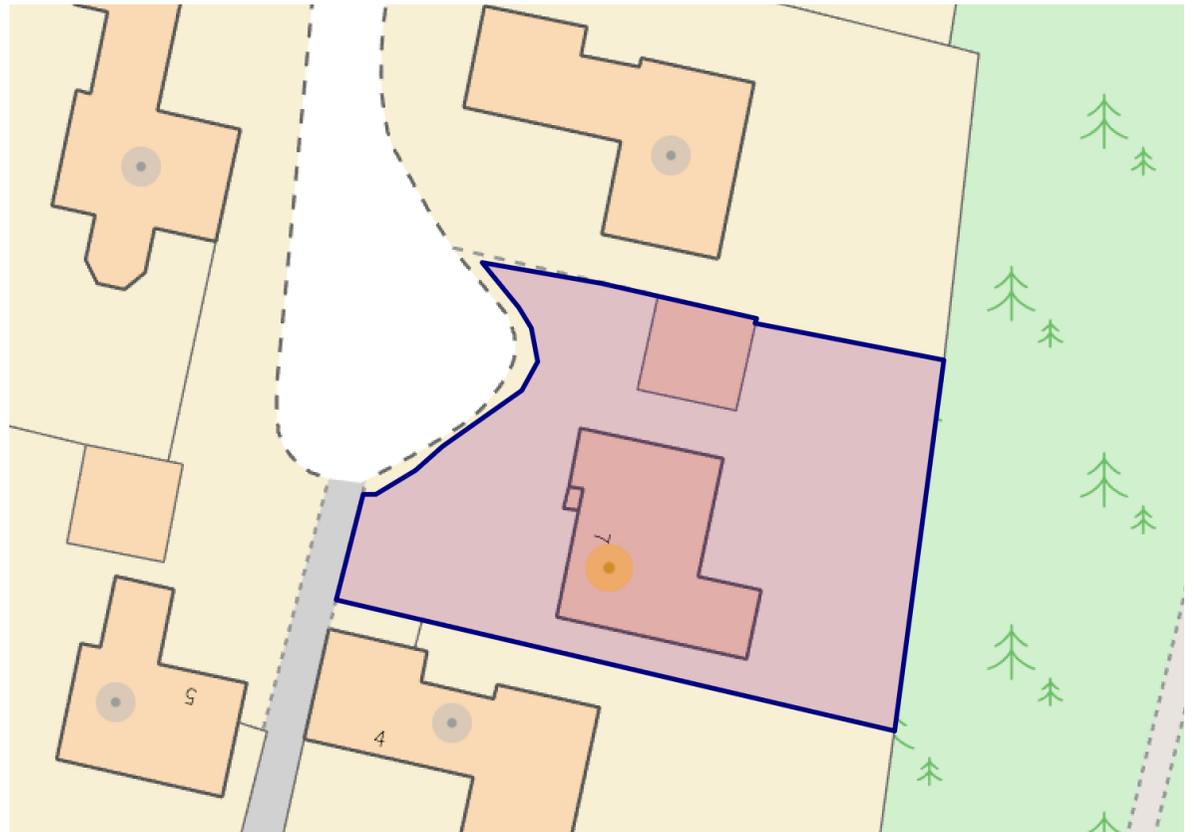
Council tax band F
Gas central heating
All mains services

Catchment for Minster School
Newark Northgate Train Station to London
King Cross - approximately 14 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

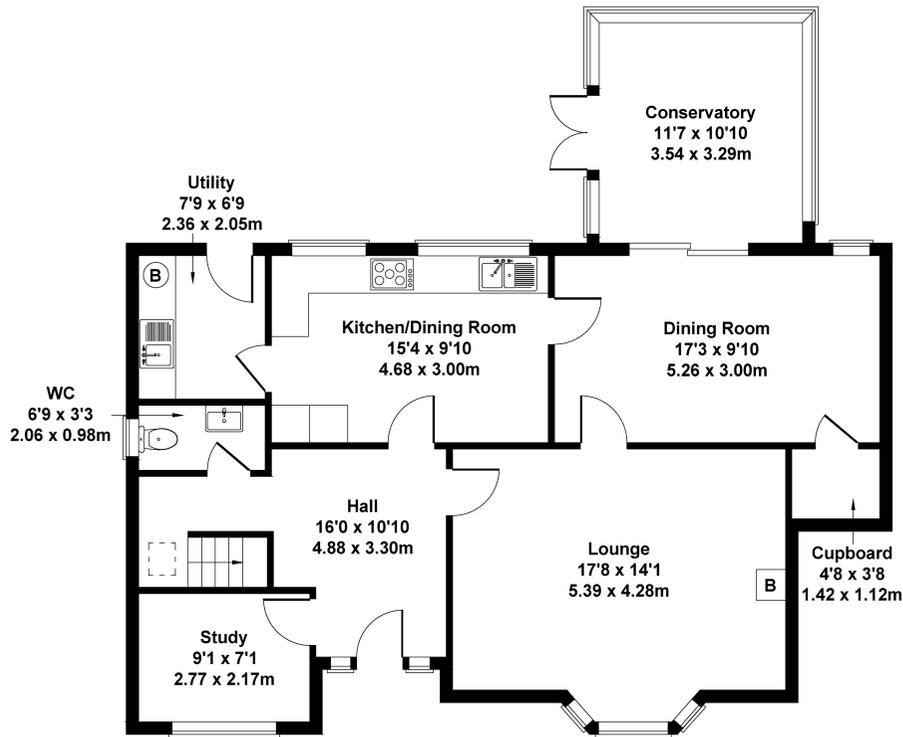


7 Churchside, Farnfield, Newark, NG22 8ET

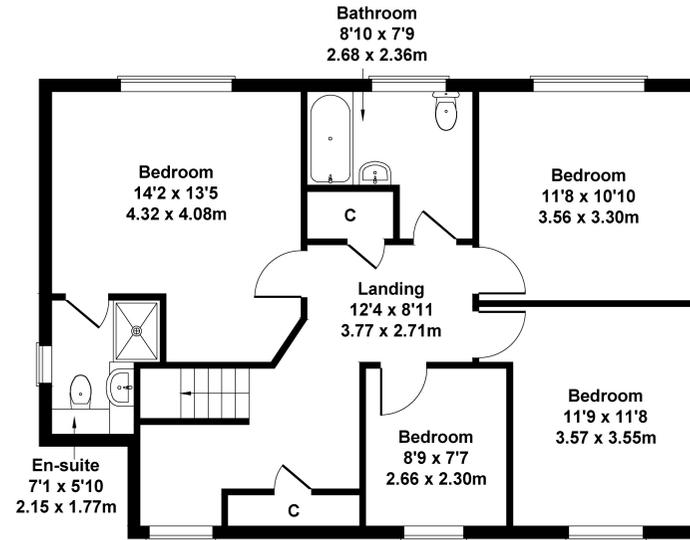
Approximate Gross Internal Area
2056 sq ft - 191 sq m

Energy performance certificate (EPC)

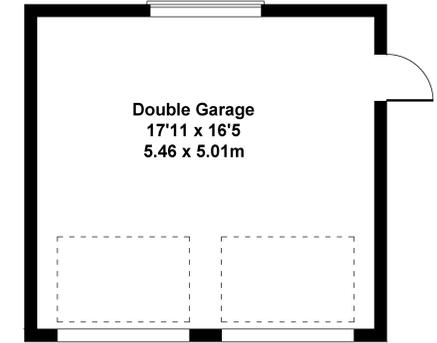
7 Church Side Farnfield Newark NG22 8ET	Energy rating C	Valid until: 16 March 2034
		Certificate number: 9134-3927-4300-0404-0298



GROUND FLOOR



FIRST FLOOR



GARAGE

Not to Scale. Produced by The Plan Portal 2024
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 and 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