

A stylized monogram logo consisting of the letters 'J' and 'F' intertwined in a classic, serif font.

Jonathan Fitzpatrick

VILLAGE & COUNTRY HOMES



4 Alexander Road Farnsfield NG22 8LJ £375,000 Freehold



## A superbly appointed and highly desirable 3 bedroom extended semi detached family home

Make immediate arrangements to view this sensational 3 bedroom extended semi detached house situated in a popular location close to the village centre and the Southwell Trail. The property has undergone a complete transformation in recent years and features a superb open plan kitchen/living area (under floor heating) with bi-fold patio doors to the rear garden PLUS a second lounge and large utility /second kitchen. Other features of note include re-fitted family bathroom and w/c (ground floor) plus en suite shower room to the master bedroom. The rear garden has been attractively landscaped and includes a large covered timber entertaining area, patio and side courtyard suitable for a hot tub etc. The front of the property offers extensive parking and hard standing for several cars and is suitable for a motor home, caravan etc. In summary, probably the highest specification house you'll see at this price point in Farnsfield.



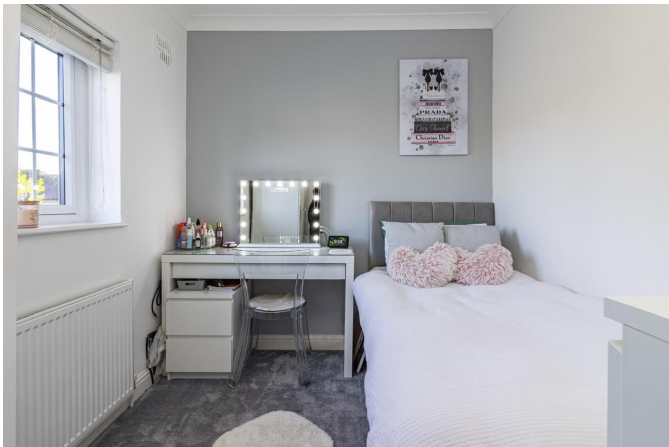
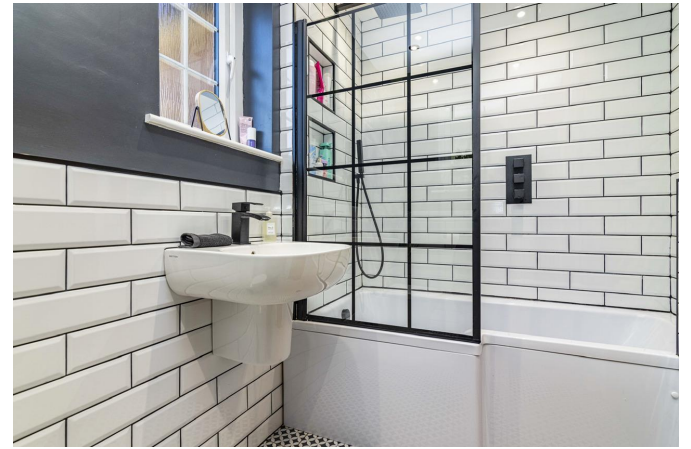












Top Left - a superbly appointed utility room/second kitchen  
Top Middle - Second lounge - with fireplace  
Top Right - Re-fitted family bathroom (ground floor)  
Middle Left - Attractive master bedroom with full length fitted wardrobes  
Middle Centre - En suite shower room to the master bedroom  
Middle Right - Bedroom 2 with two sets of fitted wardrobes  
Bottom Left - Good size Bedroom 3





The rear extension features bi-fold rear patio doors that open onto a large patio area with side courtyard and pathway to a covered timber entertaining area. The attractive rear garden is well stocked with naturally screened borders giving excellent privacy.

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, cricket and bowls club and a plethora of countryside walks including the Southwell Trail nature reserve.



**Asking price £375,000**

Freehold

Council tax band B

Gas central heating

Mains drainage

Flood Risk - Zero

Catchment for Minster School

Newark Northgate Train Station to London

King Cross - approximately 14 miles

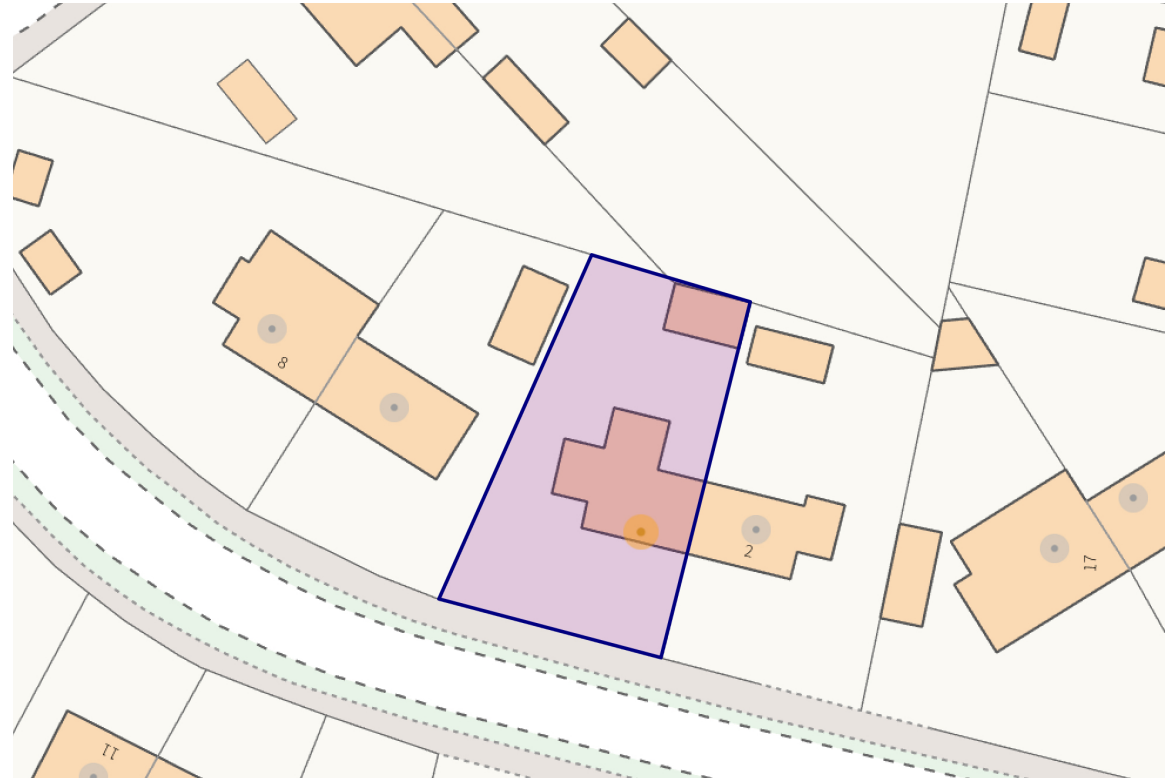
Main Office 01623 392676

Email [mail@jfea.co.uk](mailto:mail@jfea.co.uk)

64 Main Street Farnsfield Newark Ng22 8EF

Viewing strictly by appointment through

Jonathan Fitzpatrick Village & Country Homes



## Energy performance certificate (EPC)

4 Alexander Road  
Farnsfield  
NEWARK  
NG22 8LJ

Energy rating

**D**

Valid until:

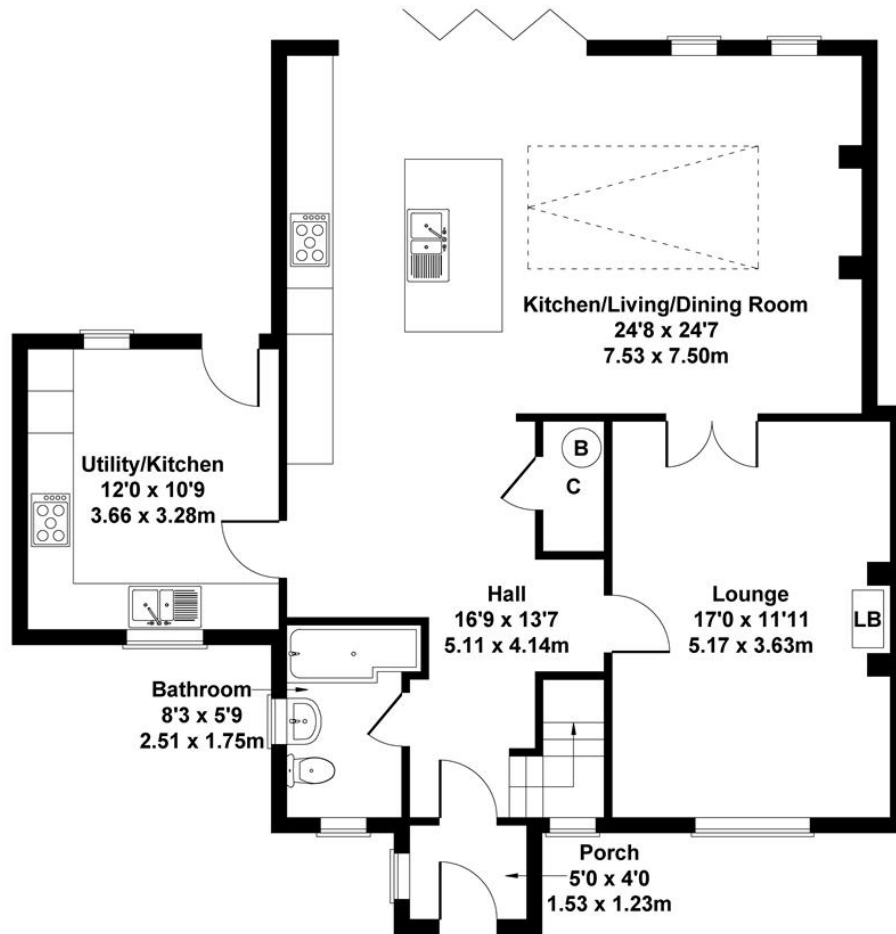
12 October 2034

Certificate  
number:

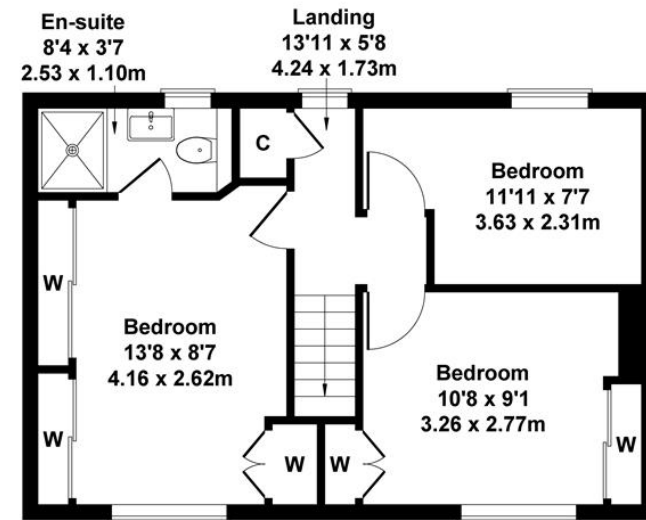
9196-3942-2200-3644-8204

# 4 Alexander Road, Farnsfield, Newark, NG22 8LJ

Approximate Gross Internal Area  
1421 sq ft - 132 sq m



**GROUND FLOOR**



**FIRST FLOOR**

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