



Jonathan Fitzpatrick

VILLAGE & COUNTRY HOMES

7 Branston Avenue Farnsfield Newark NG22 8JZ

**£309,950** Freehold

Tel 01623 392676  
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**A** deceptively spacious 3 double bedroom semi detached family home, arranged on three floors and enjoying a superb west facing landscaped garden with outside family/entertaining room. The property is offered for sale in excellent order throughout with attractive lounge including fireplace and wood burner, well appointed newly fitted kitchen diner, luxury family shower room, garage storage and driveway parking for three cars. There is also storage space to the front section of the garage and air conditioning to the top floor bedroom. Early viewing is strongly advised - vendor requires quick completion - potential viewers must be in complete chains or be able to proceed without a related sale.

Farnsfield is a most sought after rural village with superb facilities and amenities for all ages. There are two excellent pubs, bakery, 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.

**Asking price : £309,950**

Council tax band C

Flood Risk : Very Low

Gas central heating / double glazing / all mains services

Viewing by appointment through

Jonathan Fitzpatrick Village & Country Homes

64 Main Street Farnsfield NG22 8EF

Telephone 01623 392676

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

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











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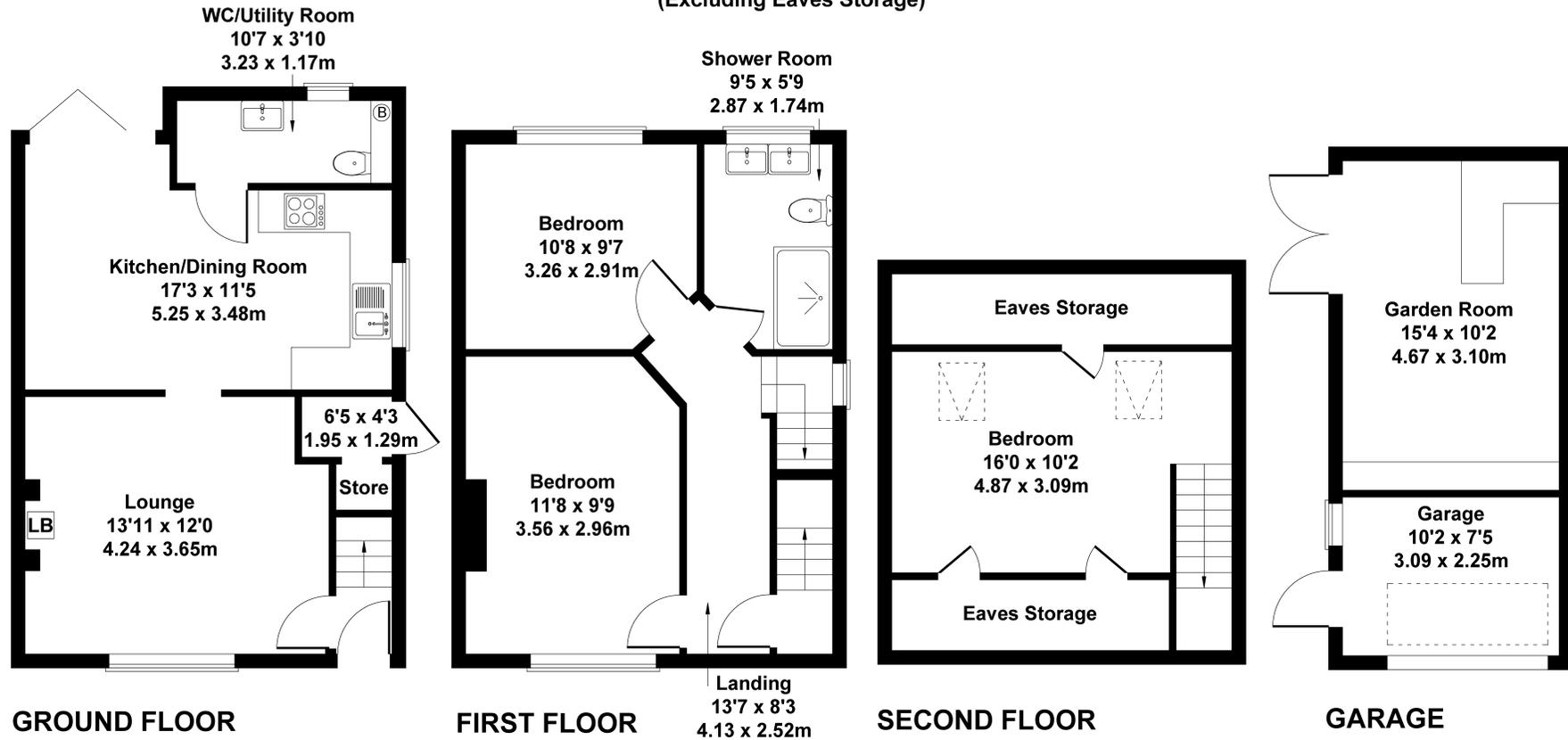
## Energy performance certificate (EPC)

7, Branston Avenue Farnsfield NEWARK NG22 8JZ	Energy rating <b>D</b>	Valid until: 25 April 2026
		Certificate number: 8516-7224-4890-0495-5926



# 7 Branston Avenue Farnsfield Newark NG22 8JZ

Approximate Gross Internal Area  
1238 sq ft - 115 sq m  
(Excluding Eaves Storage)



Not to Scale. Produced by The Plan Portal 2025  
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