



Jonathan|Fitzpatrick  
VILLAGE & COUNTRY HOMES



2 Ash Grove Farnsfield Newark NG22 8FY

**£375,000** Freehold

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**M**ake immediate arrangements to view this superbly appointed 3 bedroom detached family home situated within this highly regarded 2019 built development by Miller Homes. The property is offered for sale in immaculate order throughout and includes many features normally associated with homes of much higher value. Highlights include a beautifully presented lounge with panelled walls and bay window, sleek fitted dining kitchen with built in appliances and French doors to the rear garden, hallway with downstairs cloakroom/wc, en suite shower room to the principal bedroom and luxury family bathroom. Outside the brick built garage has been converted to a fully insulated garden room/studio - ideal for those who either work from home or as an additional entertaining/playroom. Useful storage remains in the front section of the garage and there's driveway parking to the front for two cars. The property is located on a good size corner plot and enjoys a fully landscaped rear garden and two patio areas. 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 - which is just a short walk from the property. Viewing highly recommended.

**Asking price : £375,000 Freehold**

Council tax band D

Flood Risk : No Risk

Surface Water : Low Risk

Gas central heating / double glazing / all mains services

Estate charges : approximately £200 per annum

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)

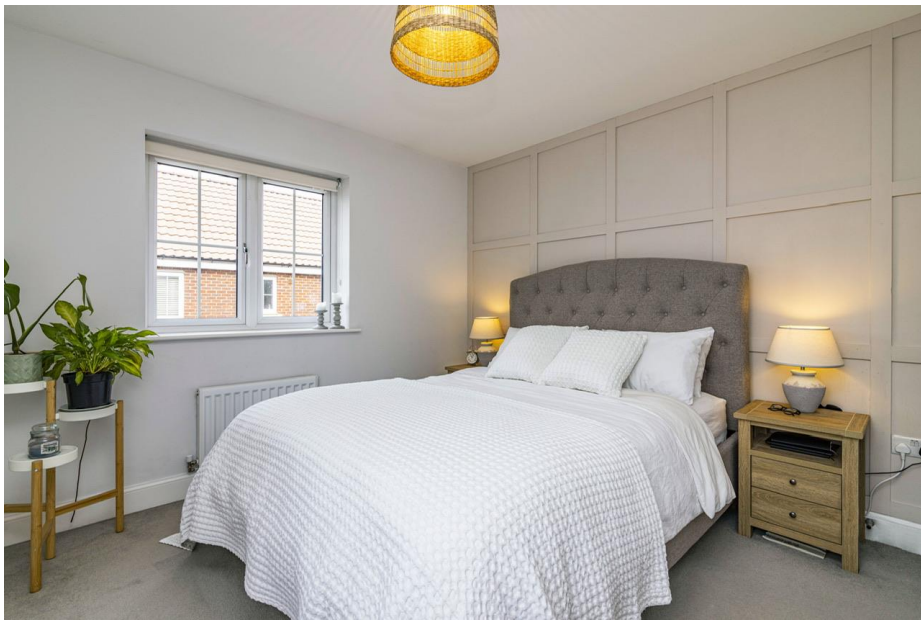
Web : [jfea.co.uk](http://jfea.co.uk)



















## Energy performance certificate (EPC)

2, Ash Grove  
Farnsfield  
NEWARK  
NG22 8FY

Energy rating

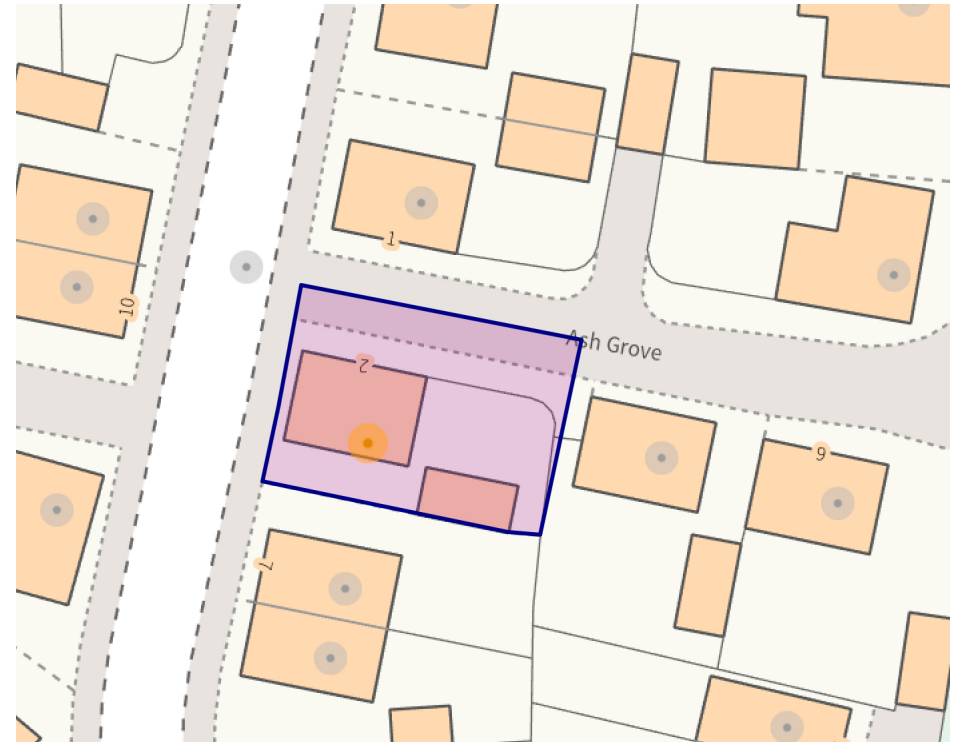
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Valid until:

**13 January 2029**

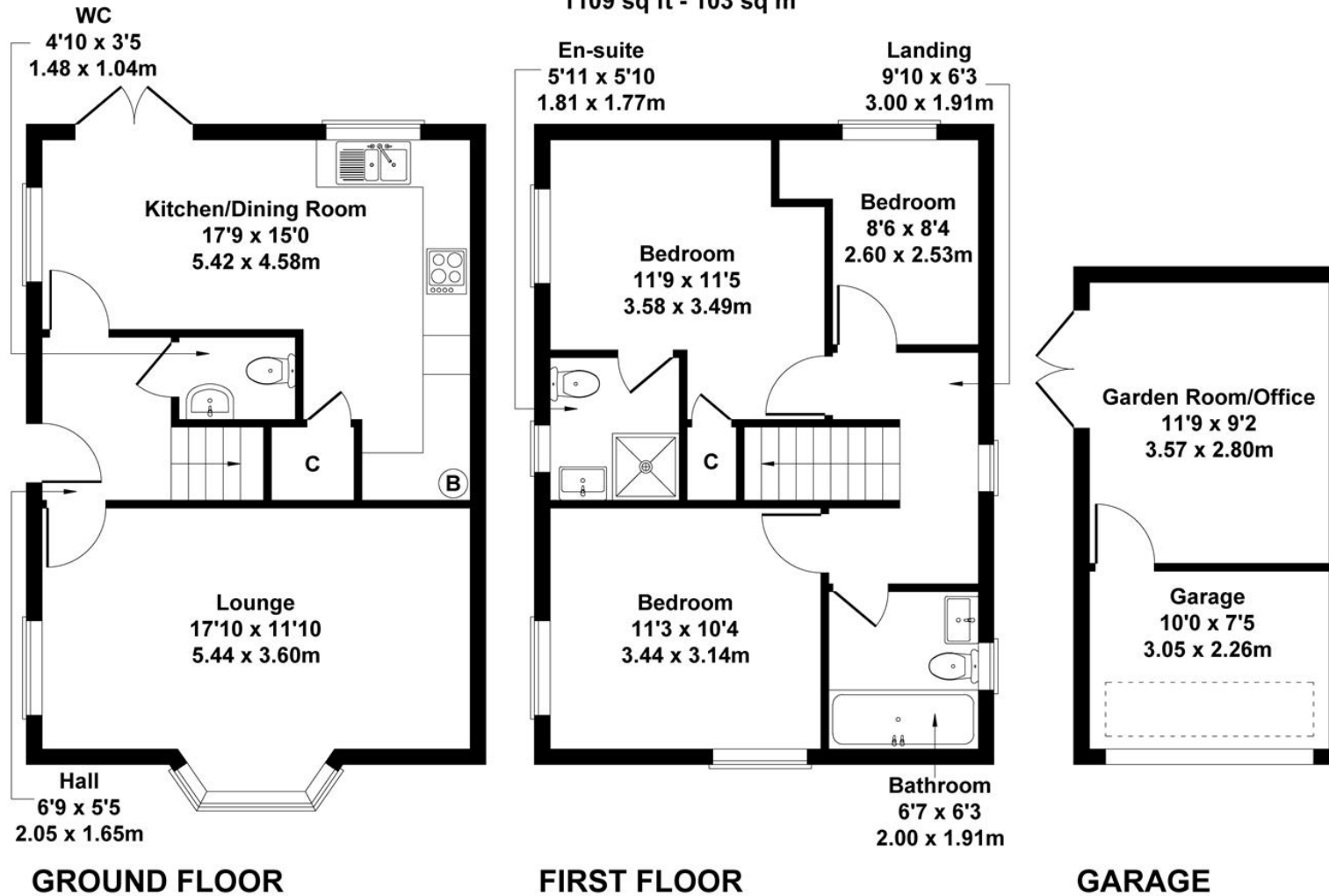
Certificate number:

**9598-1052-7369-6121-2960**



# 2 Ash Grove, Farnsfield, NG22 8FY

Approximate Gross Internal Area  
1109 sq ft - 103 sq m



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