



Jonathan Fitzpatrick  
VILLAGE & COUNTRY HOMES

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64 Main Street  
Farnsfield  
NG22 8EF



23 Pasture Way Farnsfield NG22 8FT **£275,000** Freehold

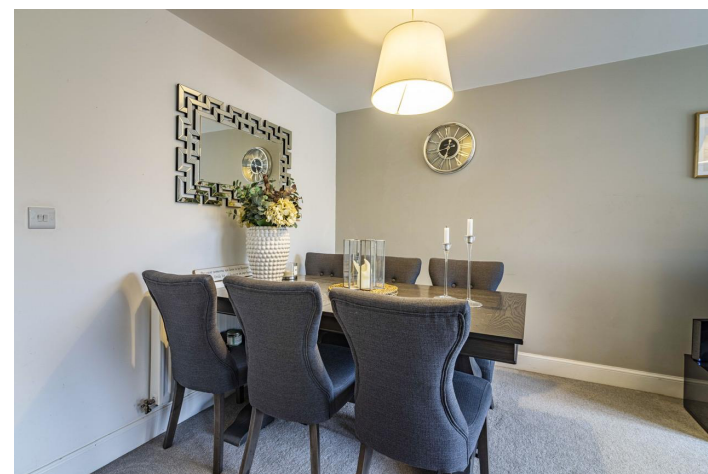
**A**n immaculately presented 3 bedroom semi detached property built in 2019 by Messrs. Miller Homes. The property has been further improved by the current owners and benefits from a fully landscaped rear garden and new floor coverings throughout. The interior is modern and spacious with an attractive open plan lounge dining room, upgraded fitted kitchen with built in appliances and downstairs cloakroom. The first floor comprises three bedrooms with en suite to the principal bedroom plus separate family bathroom. Outside the rear garden is a particular highlight and there's driveway parking to the side for 2 cars. The property is located in a highly desirable location, just a few minutes walk from Farnsfield village shops, pubs and numerous amenities plus superb countryside walks including the famous Southwell Trail nature reserve.

**£275,000 Freehold - Council Tax Band C**

All main services /gas central heating / double glazing / NHBC guarantee (to 2029) / Estate charges - approximately £200 per annum

Viewing strictly by appointment through Jonathan Fitzpatrick Village & Country Homes.

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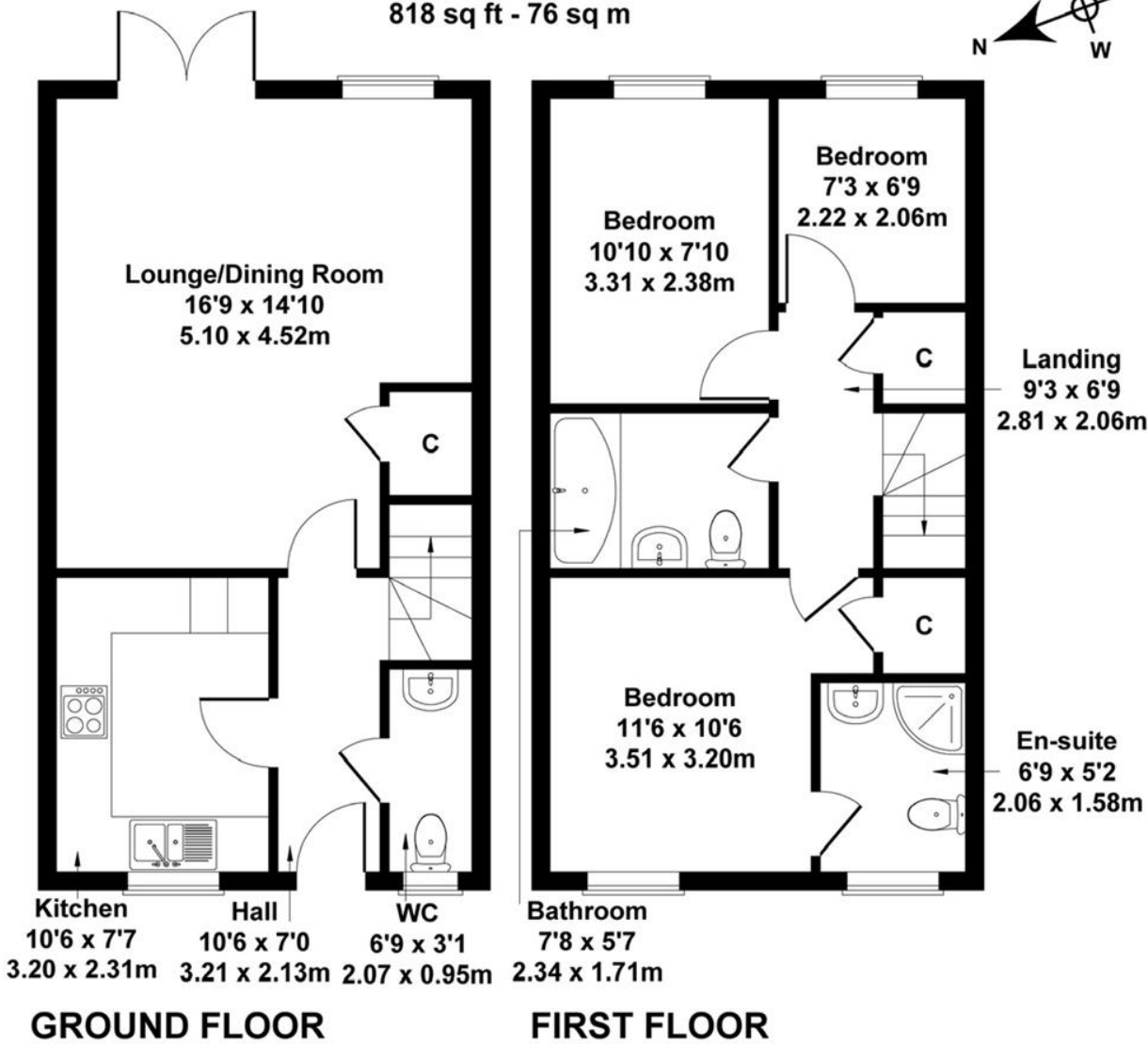
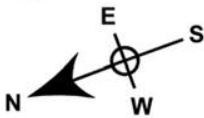
All three bedrooms are immaculately presented with the principal/main bedroom having a luxury en suite shower room. Bedroom two is currently used as a dressing room and bedroom three a study/office. The first floor is complimented by a superb family bathroom and cupboard storage on the landing and main bedroom.





# 23 Pasture Way, Farnsfield, NG22 8FT

Approximate Gross Internal Area  
818 sq ft - 76 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

Energy performance certificate (EPC)		
23, Pasture Way Farnsfield NEWARK NG22 8FT	Energy rating	Valid until: 22 August 2028
	<b>B</b>	Certificate number: 2878-5093-7368-5598-9980