

## £479,950 Freehold

Tel 01623 392676 Email mail@jfea.co.uk Visit jfea.co.uk

## 34 Browns Court Farnsfield Newark NG22 8WN

A n exceptional 4 bedroom detached family home, perfectly positioned on a desirable corner plot within this popular and sought-after development off Cockett Lane. Offering generous living accommodation and a thoughtfully designed layout, this home is ideal for modern family life. Inside you'll find a spacious lounge, perfect for relaxing or entertaining, separate dining room, a modern fully fitted kitchen breakfast room, separate utility room, dedicated study, and convenient downstairs cloakroom adding to the home's practicality. The first floor comprises an impressive principal bedroom with fitted wadrobes, walk-in wardrobe and en suite shower room, while three additional well-proportioned bedrooms and a modern family bathroom complete the generous specification. Outside, you can enjoy the benefits of a private south-facing walled rear garden with covered patio, detached single garage, and driveway parking for two cars. With its prime location, generous accommodation, and superb features, this home is a must-see. Viewing highly recommended.

Asking price : £479,950 Freehold

Council tax band F Flood Risk : Low Risk Gas central heating / double glazing All mains services Estate charges of approx. £200 per annum

Viewing by appointment through Jonathan Fitzpatrick Village & Country Homes 64 Main Street Farnsfield NG22 8EF

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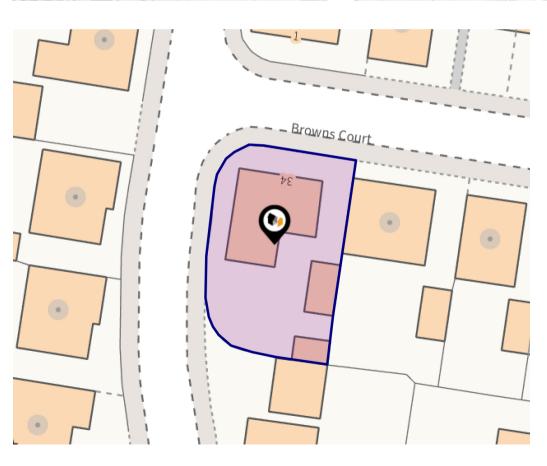






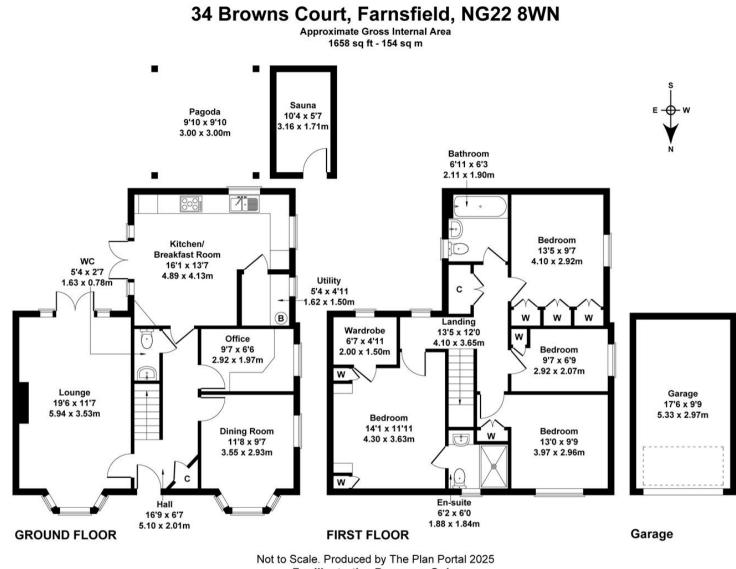








## State Energy performance certificate (EPC) 34, Browns Court Energy rating Farnsfield Valid until: NG22 8WN B Certificate number: 8786-7531-4580-8781-3922



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