



Jonathan|Fitzpatrick  
VILLAGE & COUNTRY HOMES



34 Browns Court Farnsfield Newark NG22 8WN

**£479,950** Freehold

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**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

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)

34, Browns Court  
Farnfield  
NEWARK  
NG22 8WN

Energy rating

**B**

Valid until: 28 September 2026

Certificate number: 8786-7531-4580-8781-3922

# 34 Browns Court, Farnsfield, NG22 8WN

Approximate Gross Internal Area  
1658 sq ft - 154 sq m

