



Browns Court | | Farnsfield | NG22 8WN

Offers Over £259,950



Jonathan Fitzpatrick
VILLAGE & COUNTRY HOMES

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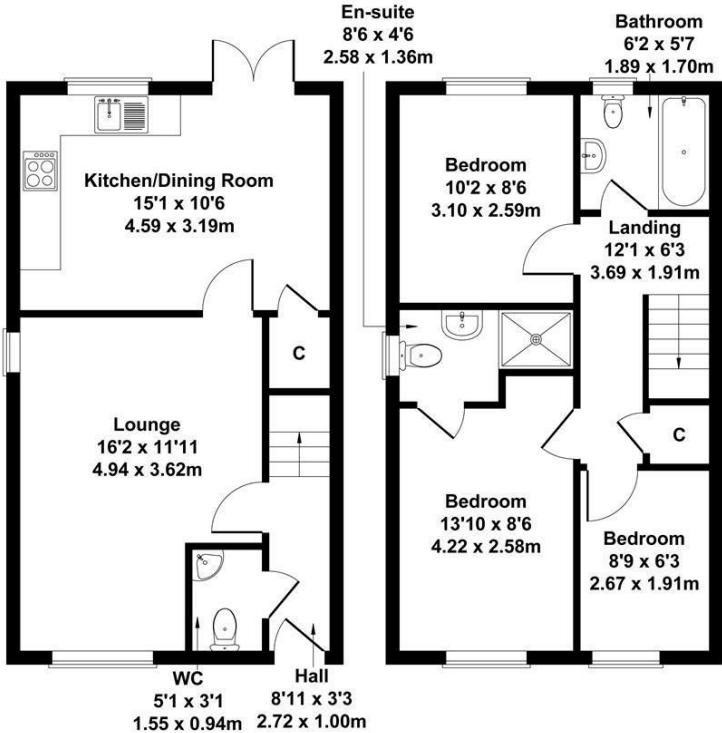
Don't miss this opportunity to secure a beautifully presented three-bedroom semi-detached home, quietly positioned in a cul-de-sac on this sought-after development off Cockett Lane. Finished to an excellent standard, the accommodation includes a spacious lounge, stylish kitchen-diner, downstairs cloakroom, family bathroom, and en suite shower room to the master bedroom. Outside, there is parking for two cars and a generous west-facing garden—perfect for relaxing and entertaining in the afternoon sun. Located in the thriving village of Farnsfield, residents enjoy a welcoming community, independent shops, cafés and restaurants, two popular pubs, and access to glorious countryside walks along the Southwell Trail. Families will value the excellent local schooling, including St Michael's Primary and nearby nurseries. Whether you're a first-time buyer or simply ready for your next move, this is a home that deserves to be seen. Guide £259,950 - £269,950.

- Extremely well presented 2016 built 3 bedroom semi detached house in quiet cul de sac location
- Good size kitchen dining room with built in appliances
- Spacious lounge with quality floor coverings
- Good size west facing rear garden with patio
- Competitively priced - viewing strongly advised.
- En suite shower room to master bedroom, plus family bathroom
- Useful downstairs cloakroom off the entrance hall
- Driveway parking to the side for 2 cars
- Gas central heating, double glazed plus 2 years NHBC guarantee remaining
- Guide £259,950 - £269,950



29 Browns Court, Farnsfield, NG22 8WN

Approximate Gross Internal Area
818 sq ft - 76 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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