



JF
Jonathan Fitzpatrick
VILLAGE & COUNTRY HOMES

11 Murdoch Close Farnsfield NG22 8FE £525,000 Freehold

A deceptively spacious 4 bedroom, 3 reception room detached family home situated within this attractive and sought after select development off Cockett Lane. The property is offered to the market in superb order throughout and benefits from a private rear garden and integral double garage with driveway parking for 2-3 cars. Numerous features include a good size entrance hallway with downstairs cloakroom/wc, attractive lounge with fireplace and wood burner, superb open plan kitchen dining room with separate utility, plus 4 generous size bedrooms with re-fitted en suite shower room to the master bedroom, and family bathroom with double shower cubicle. Murdoch Close is a small development of quality homes and is conveniently located for Farnsfield village shops, pubs and restaurants and only a few minutes walk to the Southwell Trail nature reserve. Competitively priced and worthy of immediate viewing.





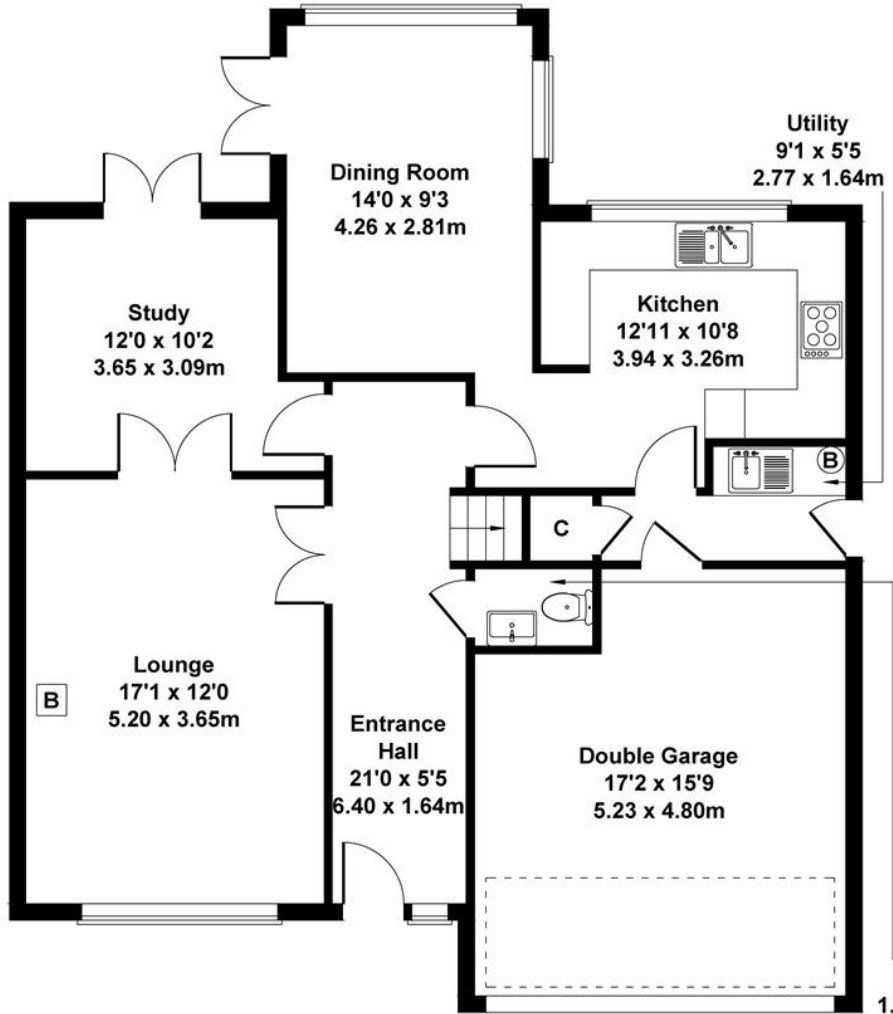


The bedroom accommodation is particularly generous with 4 good size rooms (all with fitted wardrobes) and a spacious landing. The en suite shower room and family bathroom have also been re-fitted. Outside the rear garden is extremely private with side access to the front of the property.

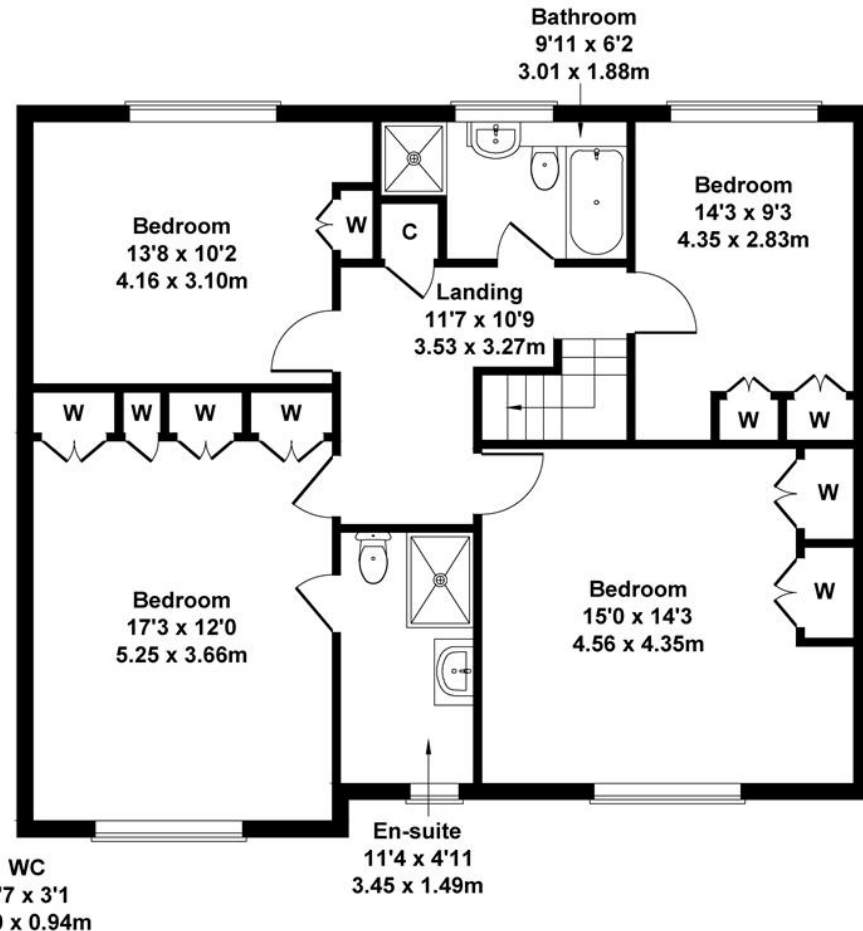


11 Murdoch Close, Farnsfield, NG22 8FE

Approximate Gross Internal Area
1927 sq ft - 179 sq m



GROUND FLOOR



FIRST FLOOR

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

Energy performance certificate (EPC)		
College Farm Great North Road Cromwell NEWARK NG23 6JE	Energy rating D	Valid until: 5 July 2030 Certificate number: 0370-2804-6735-2800-2521

Farnsfield is a most sought after rural village with superb facilities and amenities for all ages. There are two excellent pubs, 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.



Council tax band F
Gas central heating
All mains services

Catchment for Minster School
Newark Northgate Train Station to London
King Cross - approximately 13 miles

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Viewing strictly by appointment through
Jonathan Fitzpatrick Village & Country Homes