

## 5 Browns Court

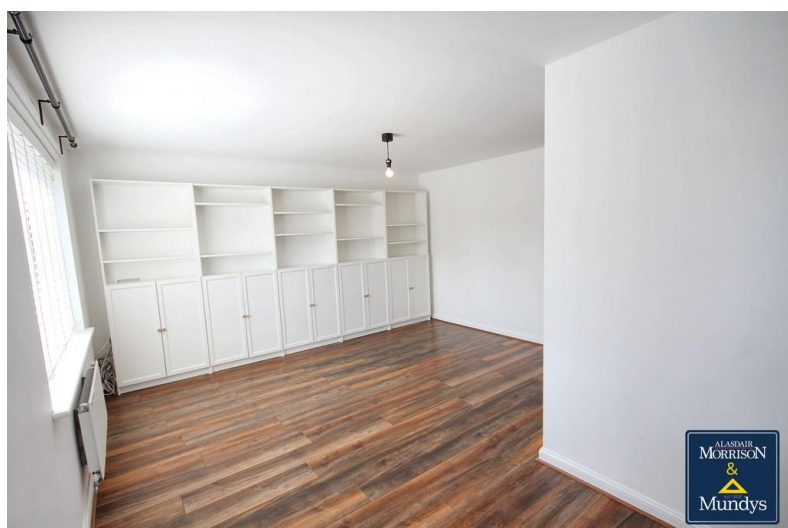
Farnsfield, Newark, NG22 8WN



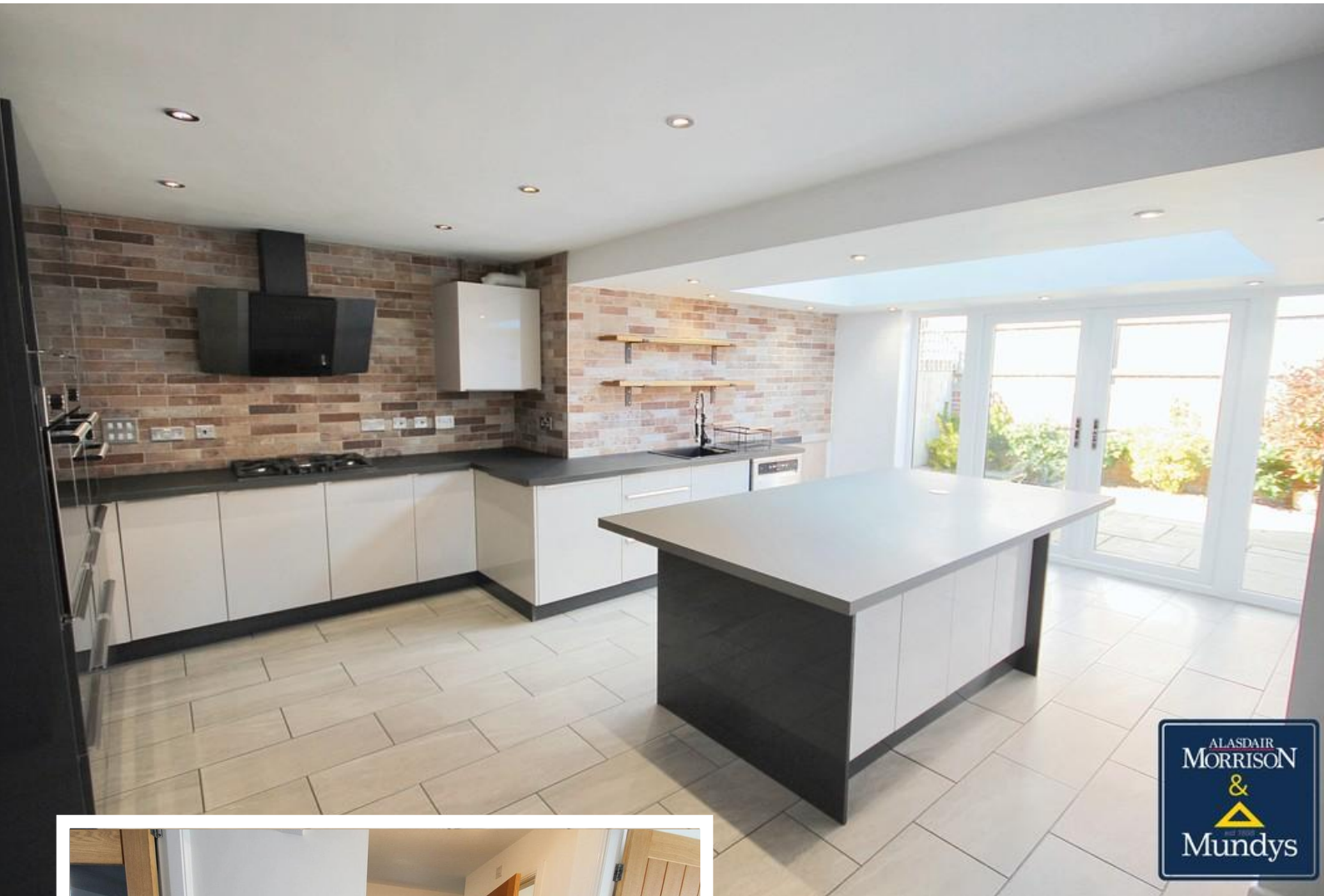
Book a Viewing

**£335,000**

Nestled in a peaceful cul-de-sac within a sought-after modern development on the edge of Farnsfield village, this attractive townhouse offers stylish, turn-key living. The property benefits from off-road parking for two vehicles, an electric car charging point and a low-maintenance enclosed yard-style garden complete with a brick-built barbecue-perfect for entertaining. Inside, the welcoming entrance hall features two useful storage cupboards and leads to a downstairs WC/utility room with additional storage and space for under-counter appliances. The bright and spacious living room enjoys dual aspect windows, while the heart of the home is the stunning extended kitchen diner. This beautifully designed space boasts a large central island, two fitted ovens, a microwave and ample space for further appliances. A striking roof lantern floods the room with natural light and double doors open onto the garden for seamless indoor-outdoor living. Upstairs, the home offers four well-proportioned bedrooms and a bathroom.







#### SERVICES

All mains services available. Gas central heating.

**EPC RATING – B.**

**COUNCIL TAX BAND – C.**

**LOCAL AUTHORITY** - Newark and Sherwood District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.

#### LOCATION

Farnsfield is a picturesque village located in the county of Nottinghamshire, it lies roughly 14 miles northeast of Nottingham and about 4 miles southwest of Southwell, nestled within the gently rolling countryside that characterizes this part of the East Midlands. Surrounded by countryside, Farnsfield is ideal for walkers and cyclists. It's located on the Southwell Trail, a former railway line turned walking and cycling path, offering scenic routes through woodlands and fields. Despite its rural setting, the village is well-equipped with amenities including a primary school, local shops, cafes, a couple of pubs (like The Plough and The Lion at Farnsfield), a village hall and churches.



#### ENTRANCE HALL

Composite door, radiator, tiled floor, under stair storage cupboard, stairs to the first floor, a second storage cupboard and doors to the living room, kitchen diner and to the WC/utility room.

#### WC/UTILITY ROOM

5' 9" x 4' 6" (1.75m x 1.37m) Fitted with wall units and a work surface incorporating a sink unit with a stainless steel mixer tap and space below for appliances, low-level WC, tiled splashbacks, tiled floor, radiator and extractor.

#### LIVING ROOM

16' 3" x 13' 11" maximum measurements, into recess (4.95m x 4.24m) uPVC double glazed windows to front and side elevations, radiators and laminate flooring.



#### KITCHEN DINER

16' 1" reducing to 12' 4" x 18' 12" (4.9m x 5.79m) Extended modern kitchen comprising a range of wall, tall and base units with a work surface incorporating a sink unit with mixer tap, fitted double ovens, fitted microwave, five ring gas hob and extractor hood, space for an undercounter dishwasher, space for a fridge freezer, tiled floor, tiled walls, inset spotlights, radiators, roof lantern, uPVC double glazed window to the front elevation and uPVC double glazed windows and French doors onto the garden.

#### LANDING

Access to the loft, radiator, built-in airing cupboard housing in the hot water cylinder and doors to the bathroom and to the four bedrooms.



#### BEDROOM ONE

13' 9" x 8' 2" (4.19m x 2.49m) uPVC double glazed window to the side elevation and a radiator.

#### BEDROOM TWO

11' 5" x 7' 7" (3.48m x 2.31m) uPVC double glazed window to the front elevation and a radiator.

#### BEDROOM THREE

10' 0" x 6' 8" (3.05m x 2.03m) uPVC double glazed window to the side elevation and a radiator.

#### BEDROOM FOUR

9' 1" x 7' 3" (2.77m x 2.21m) uPVC double glazed windows to the front and side elevations and a radiator.



#### BATHROOM

6' 11" x 6' 4" (2.11m x 1.93m) Fitted with a modern three-piece suite comprising a low-level WC, wash hand basin set with an a vanity unit and a bath with an electric shower over, tiled walls, tiled floor, extractor, electric shaver point, radiator and a uPVC double glazed opaque window to the side elevation.

#### OUTSIDE

There are two allocated parking spaces at the side with an electric car charging point and a fenced and gated garden at the front which is mostly lawn with a paved pathway. To the rear is there a low maintenance, paved garden with gated side access, artificial lawn and brick built barbecue.





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#### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

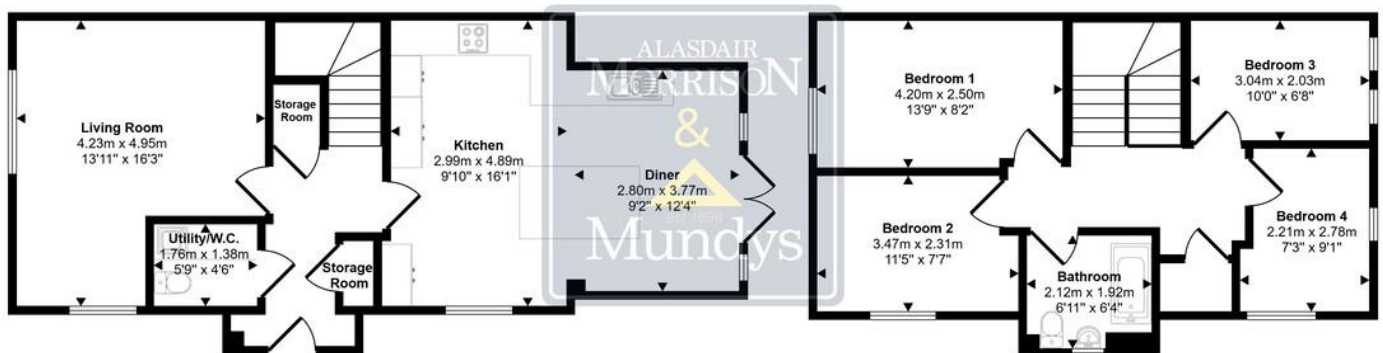
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Approx Gross Internal Area  
107 sq m / 1153 sq ft



Ground Floor  
Approx 59 sq m / 633 sq ft

First Floor  
Approx 48 sq m / 520 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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