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5 Fletcher Court, Farnsfield, NG22 8LY

£660,000

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Property Description

Spacious and well appointed detached family home tucked away in the corner of this quiet cul de sac and offered with no upward chain. Offering easy access in to Farnsfield with the wide range of facilities and amenities available, village primary school a short walk away the property briefly comprises, entrance hall, lounge, dining room, office/study, kitchen and utility room. First floor, master bedroom with en-suite, bedroom two with en-suite, two further double bedrooms and family bathroom. Outside, large front driveway provides ample parking, double garage and enclosed private gardens to both rear and side elevation.

Call us today to book a viewing of this spacious family home situated in this prime position, 01636 813 971.

ENTRANCE HALL

Entrance door leads through to the entrance hall. Oak flooring. Radiator. Stairs rising to the first floor.

LOUNGE

24'03" x 12'11" (7.39m x 3.94m)

Double glazed windows to the front and rear elevations. Two radiators. Coal effect gas fire with marble hearth and feature wooden surround. T.V point. Double doors to the;

DINING ROOM

12'11" x 11'08" (3.94m x 3.56m)

Double glazed double doors to the rear. Radiator. Oak flooring. Door returns to the hall.

FAMILY ROOM/STUDY

13'09" x 12'02" (4.19m x 3.71m)

Double glazed window to the front. Oak flooring. Double glazed sliding patio door to the rear.



KITCHEN

12'02" x 11'08" (3.71m x 3.56m)

Fitted with a range of wall and base units surmounted by a work surface inset with sink and drainer. Stoves double oven and Stoves gas hob with extractor over. Splash back tiling to walls. Radiator. Double glazed window to the rear elevation. Tiled floor. Space for breakfast table.

UTILITY ROOM

6'09" x 4'11" (2.06m x 1.50m)

Fitted with wall and base units surmounted by a work surface inset with stainless steel single drainer sink unit. Splash back tiling to walls. Space and plumbing for washing machine and dryer. Radiator. Double glazed door to the rear. Tiled floor.

FIRST FLOOR LANDING

Double glazed window to the front elevation. Airing cupboard with shelving. Doors off.

MASTER BEDROOM

16'01" x 11'08" (4.90m x 3.56m)

Two fitted double wardrobes with vanity table. Radiator. Double glazed window to the rear.

EN-SUITE

5'07" x 5'0" (1.70m x 1.52m)

Fitted with a suite comprising low flush WC, vanity wash hand basin and shower cubicle. Tiled floor. Double glazed window to the side. Extractor fan.

BEDROOM TWO

13'09" x 12'02" (4.19m x 3.71m)

Fitted wardrobes. Radiator. Double glazed window to the front elevation.

EN-SUITE

10'04" x 2'09" (3.15m x 0.84m)

Fitted with a suite comprising vanity wash hand basin, low flush WC and shower cubicle. Splash back tiling to walls and tiled flooring. Extractor fan.



BEDROOM THREE

12'11" x 11'08" (3.94m x 3.56m)

Radiator. Double glazed window to the rear elevation.

BEDROOM FOUR

11'09" x 11'04" (3.58m x 3.45m)

Double glazed window to three elevations. Radiator.







FAMILY BATHROOM

11'08" x 9'01" (3.56m x 2.77m)

Fitted with a suite comprising panel bath with shower over, vanity wash hand basin and low flush WC. Splash back tiling to walls and tiled floor. Heated towel rail. Extractor fan.

OUTSIDE

A tarmac driveway provides parking for numerous vehicles in front of the double garage, front borders containing mature trees and shrubs. The rear and side gardens are laid mainly to lawn and are enclosed on all sides with fencing, mature plants and shrubs and offer total privacy to all aspects. Private patio area and side path.

LOCAL AUTHORITY

Newark and Sherwood District Council, Castle House, Great North Road, Newark, NG24 1BY

SERVICES

All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

TENURE

Freehold with vacant possession.

VIEWING INFORMATION

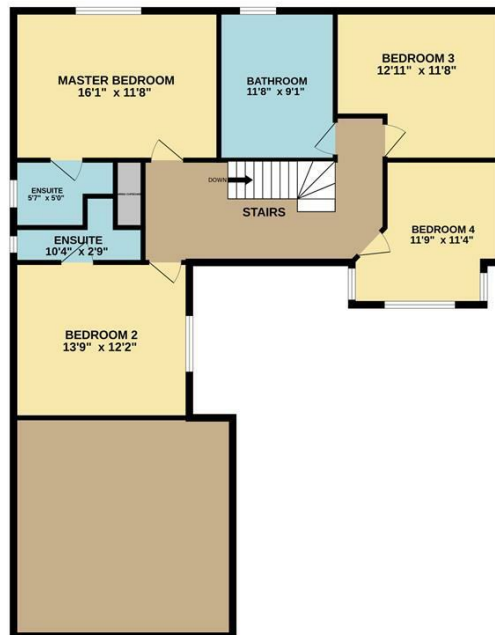
By appointment with the office, call 01636 813971.



GROUND FLOOR
1266 sq.ft. approx.



1ST FLOOR
1248 sq.ft. approx.



TOTAL FLOOR AREA: 2514 sq.ft. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. 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.