Jonathan|Fitzpatrick
VILLAGE & COUNTRY HOMES

31 Abbott Crescent Farnsfield NG22 8LL

Offers over £295,000 Freehold

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Offering an impressive amount of space, specification and versatility, this substantially improved and extended 3 bedroom semi-detached family home represents an excellent opportunity to buy a genuinely turn-key property at a realistic price. The current owners have created a particularly well-appointed home, with accommodation that goes considerably beyond what you might expect. At its heart is a large extended lounge and dining room, complemented by a modern fitted kitchen, substantial utility room and the unusual advantage of a separate ground-floor shower room and WC. The first floor comprises 3 good-sized bedrooms together with a stylish re-fitted family bathroom, while the generous loft space offers further potential for conversion to an additional bedroom with en suite, subject to the necessary consents.

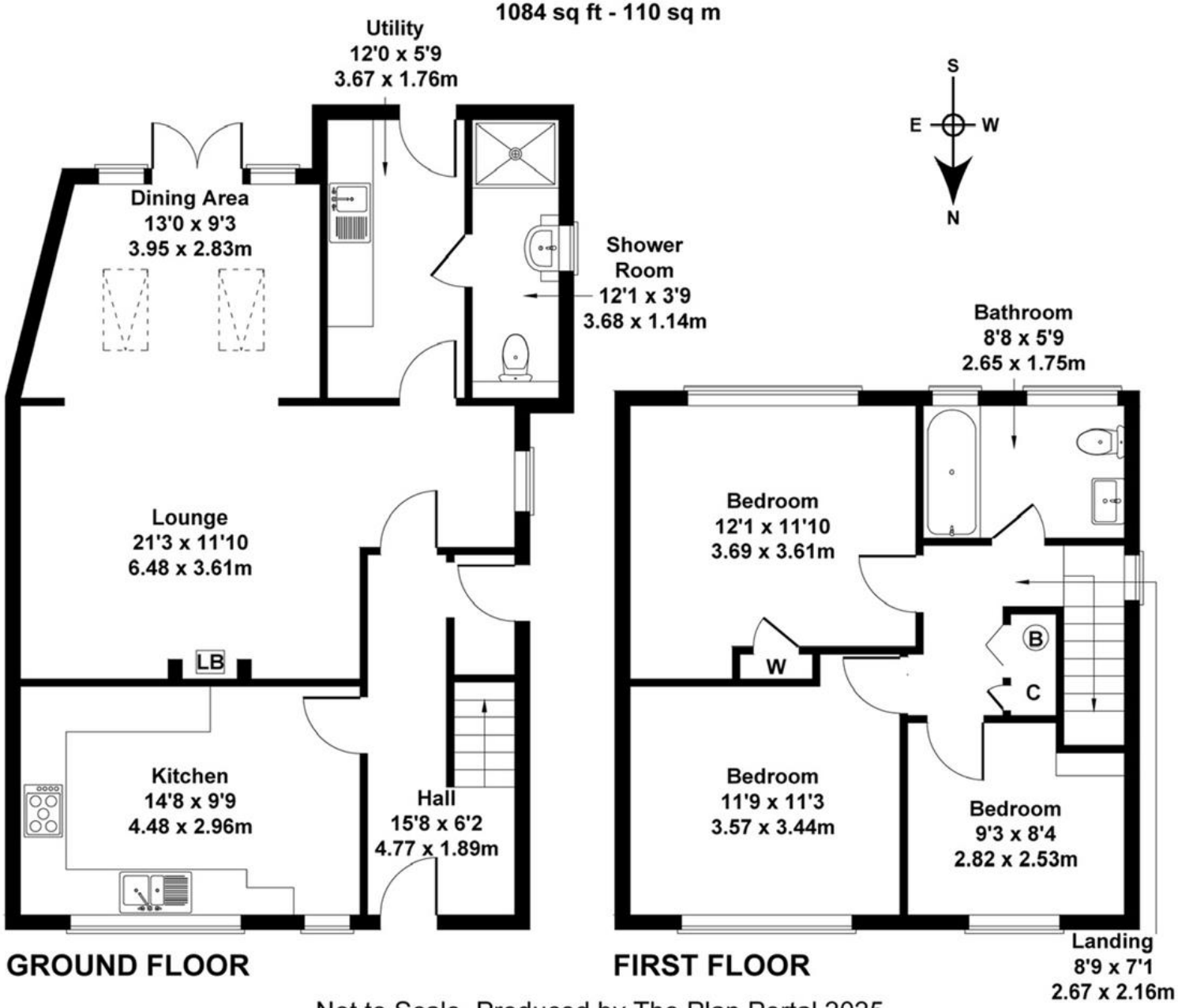
The generous south facing rear garden incorporates a large newly laid patio ideal for entertaining, together with a timber garden room providing useful additional space for home working, hobbies or relaxation. To the front, a gated driveway provides off-road parking for two cars. The location also adds considerably to the appeal. Farnsfield village centre, primary school and an excellent range of everyday amenities are all close at hand, including pubs, cafés, restaurants, bakery, butcher, Co-op supermarket, pharmacy and doctors' surgery. The Southwell Trail Nature Reserve and surrounding countryside are also just a short walk away.

For buyers wanting maximum house for their budget without taking on the cost and disruption of refurbishment, this is a particularly compelling proposition and one we strongly recommend viewing.

BASSET HOUND
SECURITY
SECURITY

31 Abbott Crescent, Farnsfield, Newark, NG22 8LL

Approximate Gross Internal Area
1084 sq ft - 110 sq m



Not to Scale. Produced by The Plan Portal 2025

For Illustrative Purposes Only.

Council tax band C
Gas central heating
All mains services
Flood Risk - Low
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Catchment for Minster School
Newark Northgate Train Station to London King Cross - approximately 14 miles

Main Office **01623 392676**
Email mail@jfea.co.uk

64 Main Street Farnsfield NG22 8EF

Viewing strictly by appointment through
Jonathan Fitzpatrick Village & Country Homes

31, Abbott Crescent Farnsfield NEWARK NG22 8LL	Energy rating **C**	Valid until:	**17 June 2029**
		Certificate number:	**8206-1186-1529-8397-4613**

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. 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