

JF

Jonathan Fitzpatrick
VILLAGE & COUNTRY HOMES



No. 6 Nairn Close Farnsfield NG22 8ES £575,000 Freehold

A Rare Opportunity in One of Farnsfield's Most Sought-After Locations

Situated within one of the village's most desirable cul-de-sacs, 6 Nairn Close represents an extremely rare opportunity to acquire a substantial detached family home in an exceptional setting. Occupying a mature and private plot, the property enjoys a particularly attractive rear aspect, with a beautifully established garden backing directly onto St. Michaels churchyard—creating a peaceful, green outlook that is increasingly hard to find.

The accommodation is both generous and versatile, extending to four well-proportioned bedrooms, including a principal bedroom with en suite, plus a family bathroom and additional ground floor shower room/wc. To the ground floor, a spacious central hallway sets the tone, leading to three separate reception rooms that offer flexibility for modern family living, entertaining or home working. The kitchen breakfast room overlooks the garden and is complemented by a separate utility, while the layout as a whole provides clear scope for reconfiguration or extension, subject to requirements and planning consents.

Externally, the property benefits from ample driveway parking (with gated access) and a detached double garage (with electrically operated door) adding further practicality to what is already a highly desirable home. Now requiring a programme of updating, the house presents an exciting opportunity for a buyer to modernise and significantly enhance both the property and its value—capitalising on its outstanding position and underlying proportions.

Offered to the market with no onward chain, opportunities of this nature—combining location, plot, and potential are rarely available and should be viewed accordingly.







The property offers three reception rooms (lounge, dining room and study) plus a spacious entrance hall and useful downstairs shower room/wc. The kitchen breakfast room looks out onto the rear gardens and benefits from an adjoining utility room.







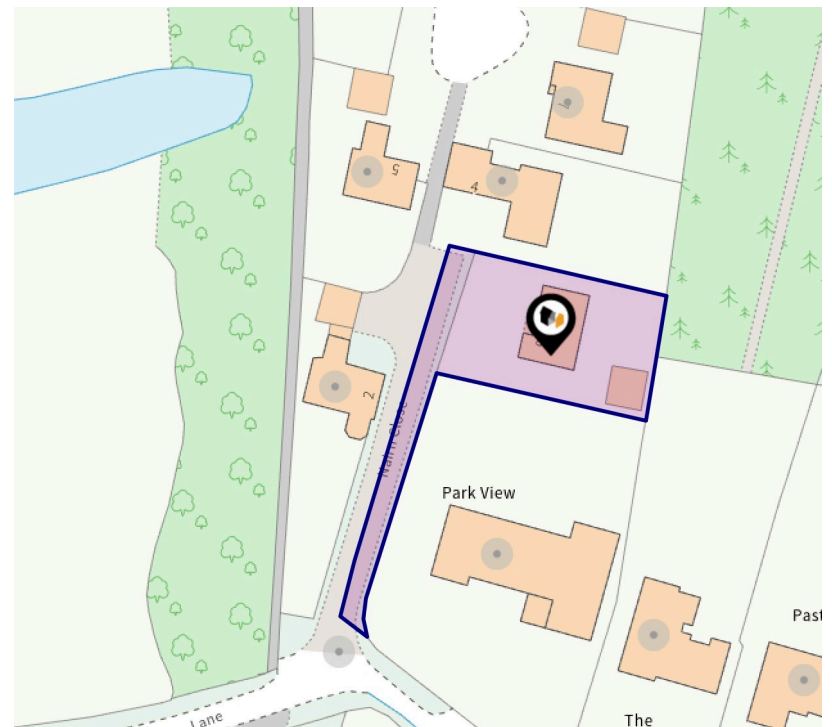
The first floor layout comprises a spacious landing with eaves storage and airing cupboard, principal bedroom with en suite shower room and fitted wardrobes, three double bedrooms, one single and family bathroom with shower. All bedrooms enjoy pleasant semi rural outlooks, either over the front gardens or the St Michaels church yard at the rear.



Viewing strictly by appointment through
Jonathan Fitzpatrick Village & Country Homes.
Tel **01623 392676** or email - mail@jfea.co.uk .

Tenure: Freehold
Council Tax Band : F
Heating: Gas fired boiler
Mains drainage
Flood Risk : Low

Catchment area for the Minster School, Southwell
Newark Northgate commuter station to London
Kings Cross station - approx. 12.5 miles



Energy performance certificate (EPC)

6 Nairn Close
Farnsfield
NEWARK
NG22 8ES

Energy rating

D

Valid until:

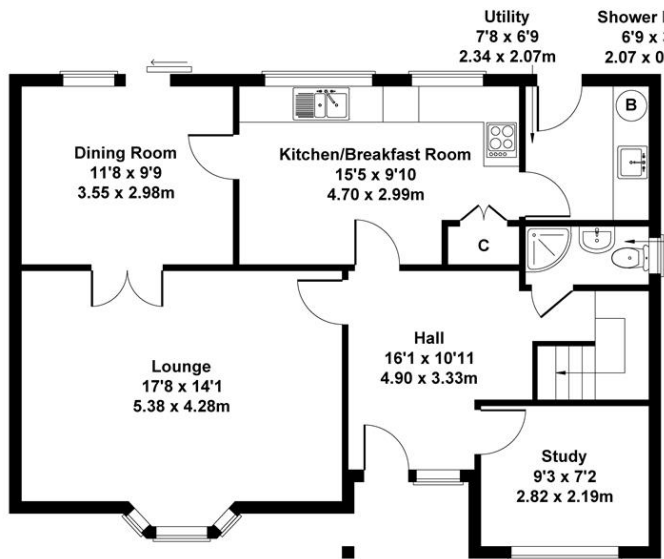
31 March 2036

Certificate number:

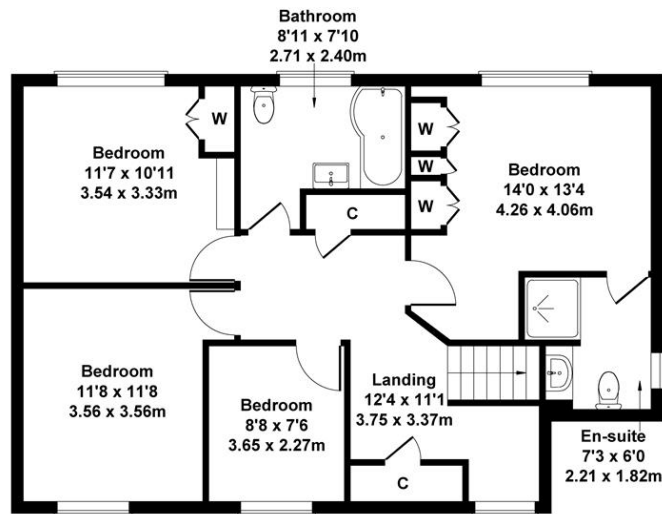
0897-3060-7204-8266-7200

6 Nairn Close, Farnsfield, Newark, NG22 8ES

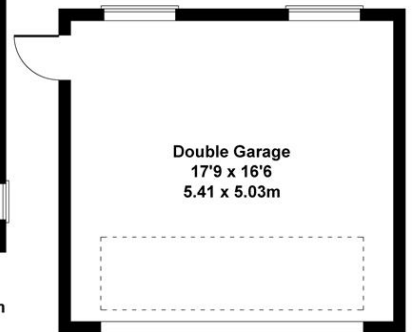
Approximate Gross Internal Area
1851 sq ft - 172 sq m



GROUND FLOOR



FIRST FLOOR



GARAGE

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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

64 Main Street Farnsfield NG22 8EF
01623 392676
www.jfea.co.uk

JF

Jonathan Fitzpatrick
VILLAGE & COUNTRY HOMES