



41 Ridgeway Close Farnsfield NG22 8DT

£325,000 Freehold

An attractively updated three-bedroom detached family home situated within a quiet cul-de-sac and just a short walk to St Michael's Primary School and the Southwell Trail nature reserve – making it an ideal choice for families or anyone wanting a convenient and peaceful village setting.

The property has been thoughtfully improved by the current owner, with a fresh, modern and welcoming feel throughout. The re-fitted kitchen features modern shaker-style cabinetry and opens through to a bright dining area and access to the conservatory. This multi-purpose space provides an additional sitting or garden room, connecting the house to the outside space. The cosy but spacious lounge offers an attractive focal point with its wood burning stove – perfect for autumn and winter evenings, but with French doors that open onto the private rear garden and patio - an ideal place for al fresco dining or quiet relaxation.

To the first floor there are three comfortable bedrooms, two with wardrobe/cupboard storage along with a smart re-fitted family bathroom with shower. Outside, the gardens offer both lawned and patio areas, mature planting and a private, sheltered feel.

The property also benefits from secure gated driveway parking and a detached single garage. Farnsfield offers a strong sense of community and a traditional village ambiance, with two well-regarded pubs, a village bakery, independent cafés, bistro, numerous shops, plus lovely countryside walks from your doorstep.

Early viewing is strongly recommended - and interested parties should be in strong purchasing positions.









The spacious and superbly presented lounge (above) features an attractive fireplace with inset wood burner, quality flooring and French doors to the south facing rear garden.

Below and left - the modern, refitted kitchen has plenty of space for a breakfast / dining table and provides access through to the centrally heated conservatory, which can be used all year round due to its comfortable north westerly aspect.







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, cricket and bowls club and a plethora of countryside walks including the Southwell Trail nature reserve.

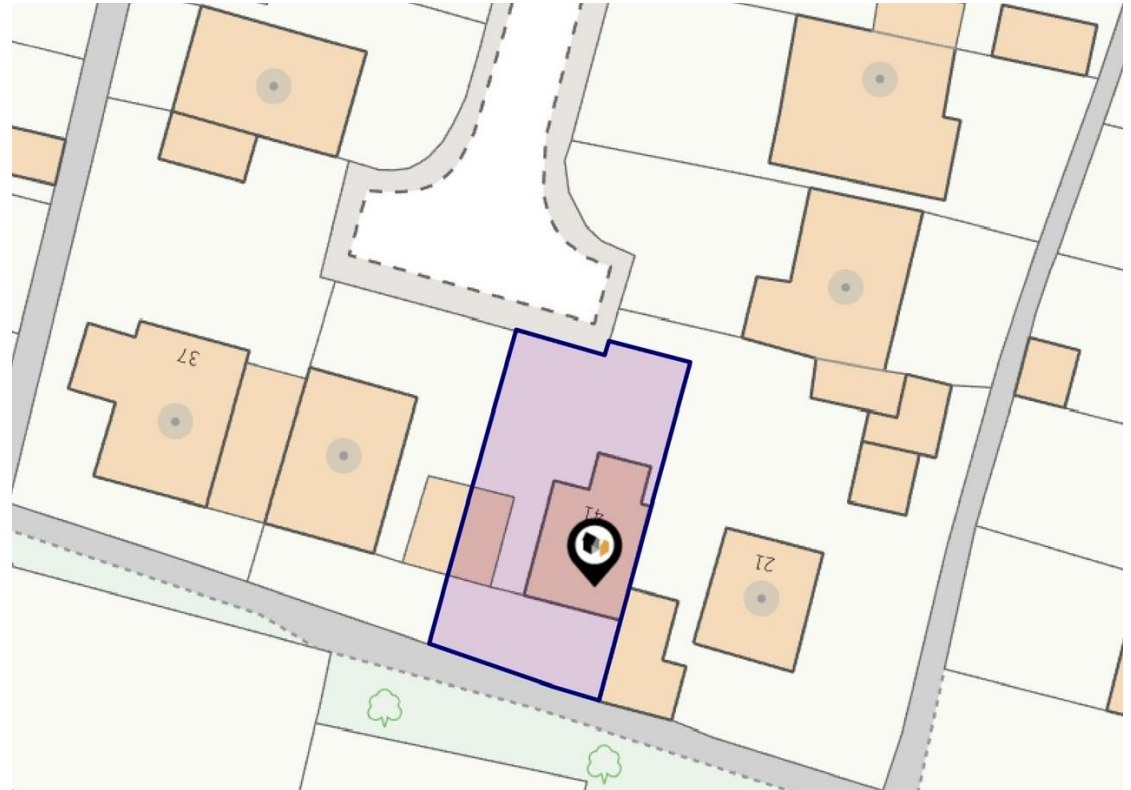
Council tax band C
Gas central heating
All mains services

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 Newark Ng22 8EF

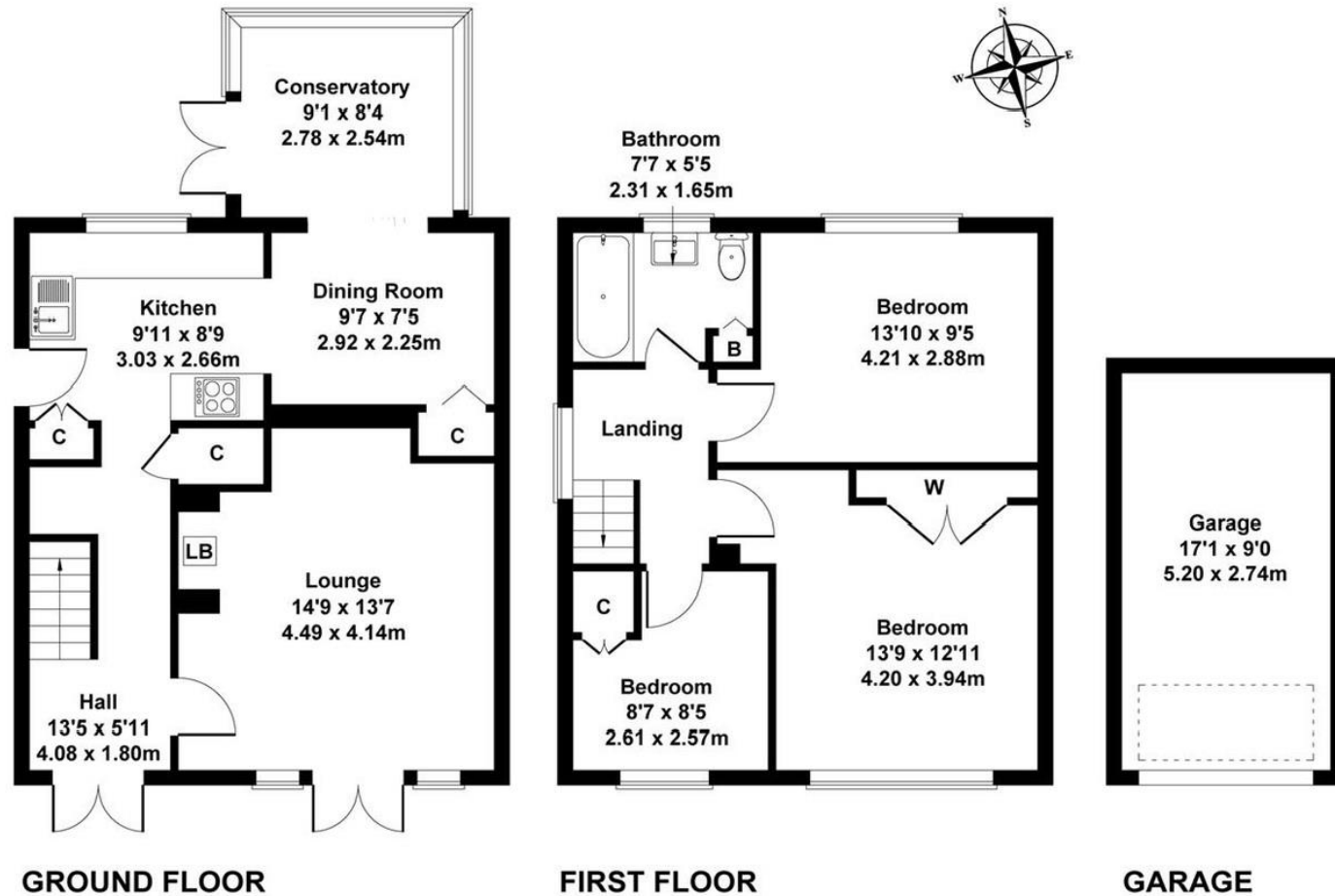
Viewing strictly by appointment through
Jonathan Fitzpatrick Village & Country Homes



| Energy performance certificate (EPC) | | | |
|---|---------------------------|---------------------|--------------------------|
| 41 Ridgeway Close Farnsfield NEWARK NG22 8DT | Energy rating D | Valid until: | 28 October 2035 |
| | | Certificate number: | 2818-3956-5200-4685-0204 |

41 Ridgeway Close, Farnsfield, Newark, NG22 8DT

Approximate Gross Internal Area
1163 sq ft - 108 sq m



Not to Scale. Produced by The Plan Portal 2025
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 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