

Viewing strictly by appointment through
Jonathan Fitzpatrick Village & Country Homes
01623 392676 /mail@jfea.co.uk





Modern Living, Rural Charm.

An extremely desirable 3 bedroom detached 2018 built house situated in a secluded position within this highly desirable development off Southwell Road. The property is offered for sale in superb order throughout and benefits from southerly views across fields and open countryside from the first floor plus a private approach to both the front and rear. Inside, the house has already been improved by the present owners and includes a re-fitted downstairs cloakroom, en suite shower room and upgraded family bathroom. Other features of note include a double aspect lounge, spacious kitchen dining room, utility and driveway parking for 2-3 cars. The rear garden has also been landscaped with large patio area and a pleasant south/easterly aspect. Offered for sale with no onward chain - viewing highly recommended.

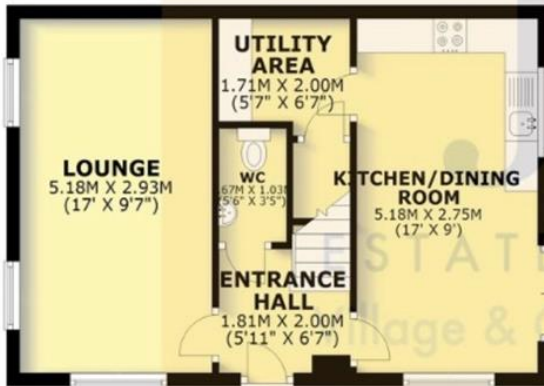








GROUND FLOOR
APPROX. 40.8 SQ. METRES (439.3 SQ. FEET)



FIRST FLOOR
APPROX. 40.5 SQ. METRES (435.6 SQ. FEET)



TOTAL AREA: APPROX. 81.3 SQ. METRES (874.9 SQ. FEET)

Energy performance certificate (EPC)

38, Esam Close
Farnfield
NEWARK
NG22 8FF

Energy rating

B

Valid until:

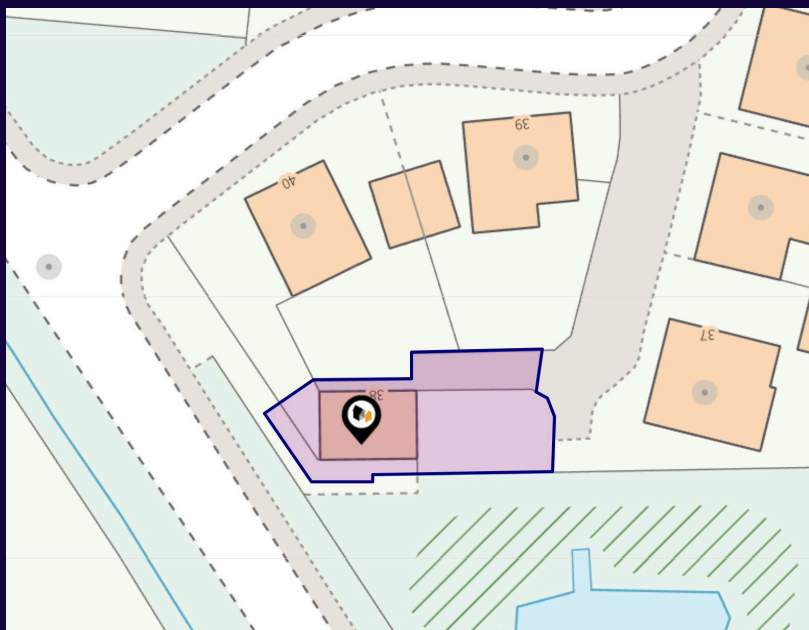
17 June 2028

Certificate number:

8308-8885-0739-1597-4683

Council tax band D
Gas central heating
All mains services
Flood Risk - Low

Catchment for Minster School Southwell
Newark Northgate Train Station to London
King Cross - approximately 14 miles



Main Office **01623 392676**
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