Jonathan | Fitzpatrick

VILLAGE & COUNTRY HOMES

11 The Pot Yard Farnsfield NG22 8EX Offers over £235,000 Freehold

Affordable Bungalow Living In The Heart Of Farnsfield

An excellent opportunity to acquire an affordable and easily managed 2 bedroom detached bungalow located right in the heart of Farnsfield, forming part of this small development of similar properties, originally designed with comfortable retirement living in mind.

The location is a particular attraction, with the village shops, cafés, Co-op, and other everyday amenities all within very easy reach, making this an ideal choice for anyone looking to enjoy village life without being reliant on a car.

The accommodation extends to approximately 549 sq ft and is arranged around a central hallway, with a good-sized lounge/dining room opening directly onto the rear garden, a fitted kitchen, two bedrooms and a shower room. There is also useful built-in storage.

Outside, the property enjoys a pleasantly established low-maintenance rear garden, providing a private space to sit out and enjoy the warmer months. The property also benefits from **one allocated parking space together with additional guest parking** within the development.

While offering scope for some cosmetic updating, this is reflected in what we believe represents particularly good value for a detached bungalow in such a convenient central Farnsfield location.

Offered for sale with no onward chain, it should appeal particularly to downsizers, retirees or anyone looking for manageable single-storey living within short walking distance of all village amenities.

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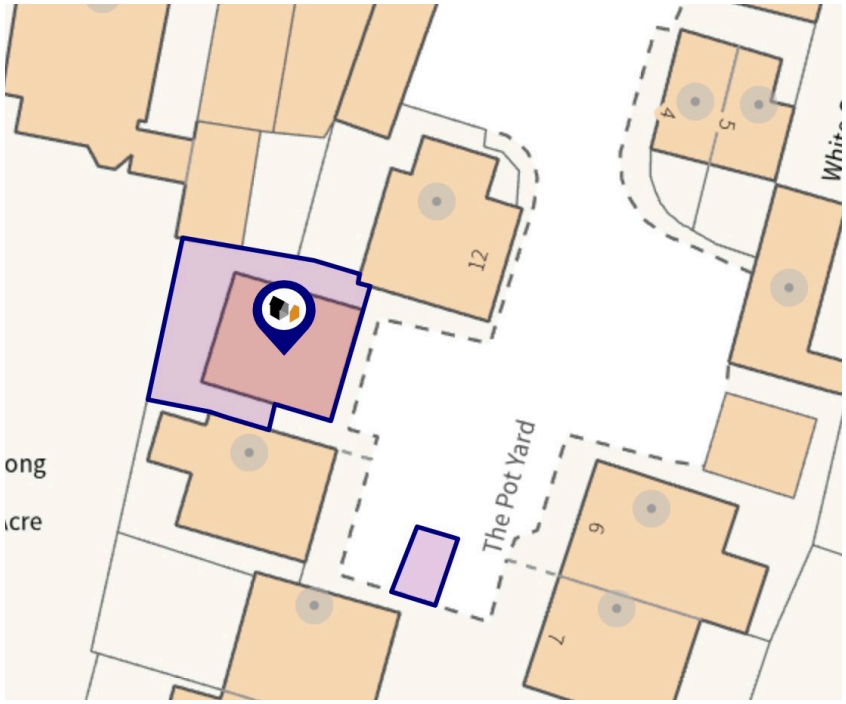
Viewing strictly by appointment
through Jonathan Fitzpatrick
Village & Country Homes.
Tel **01623 392676** or
email - mail@jfea.co.uk .

Tenure: Freehold
Council Tax Band : C
Heating: Gas fired boiler
Mains drainage



Energy performance certificate (EPC)

11 The Pot Yard Farnsfield NEWARK NG22 8EX	Energy rating **D**	Valid until:	**30 August 2036**
		Certificate number:	**0360-2269-7680-2976-0501**

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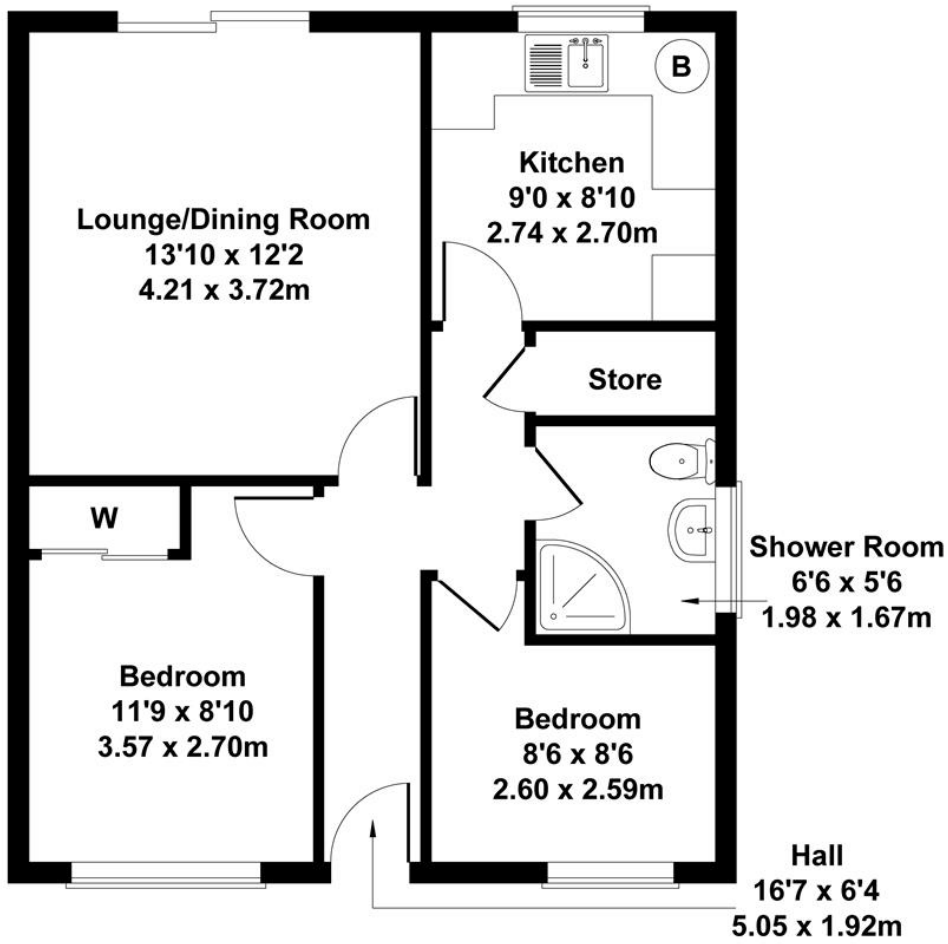
11 The Pot Yard, Farnsfield, Nottingham,NG22 8EX

Approximate Gross Internal Area
549 sq ft - 51 sq m



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 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