Jonathan|Fitzpatrick
VILLAGE & COUNTRY HOMES

3 Esam Close Farnsfield NG22 8FF

Guide £440,000 - £450,000 Freehold

An exceptionally attractive four-bedroom detached family home, built in 2018 by Bellway Homes and occupying a prominent corner position within this highly sought-after development. The property is presented in immaculate condition throughout and offers beautifully balanced accommodation, including a spacious dual-aspect lounge-dining room, a fully fitted breakfast kitchen, separate utility room, downstairs cloakroom, study, and both en-suite and family bathrooms.

The layout has been intelligently designed to suit modern family living, with excellent natural light and a strong sense of space throughout. Outside, the home enjoys a generous, fully landscaped and private rear garden, complete with a gazebo and direct access to the garage and driveway. There is a detached single garage with electric roller door and a long private driveway providing ample off-road parking. The location is superb — conveniently positioned for Hadleigh Park, the Southwell Trail and the full range of village amenities, making this an ideal home for families and those who enjoy an active, outdoor lifestyle. A desirable home in a prime village setting — early viewing is highly recommended.

The four bedrooms are all of a good size with built in wardrobes to bedroom 1 and 2. The principal bedroom enjoys a double aspect plus a luxury en suite shower room. Bedrooms 2, 3 and 4 are served by a matching family bathroom with shower bath.

#BUILDINGCHAMPIONS

The rear gardens are extremely well stocked with direct access to the driveway and garage. There are various patio areas and a covered gazebo for hot tub or as an additional seating area.

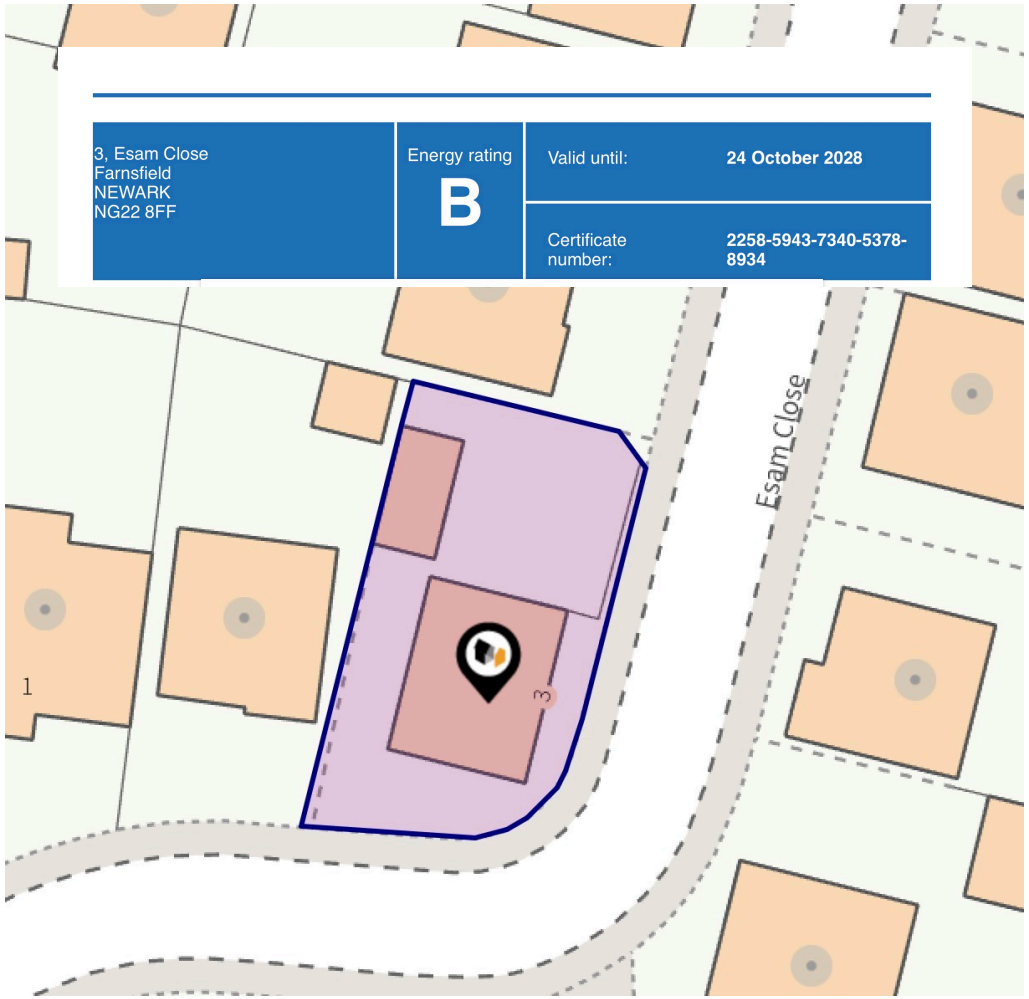
Council tax band F
Gas central heating
All mains services
Estate charge:£220 per annum approximately.

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

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

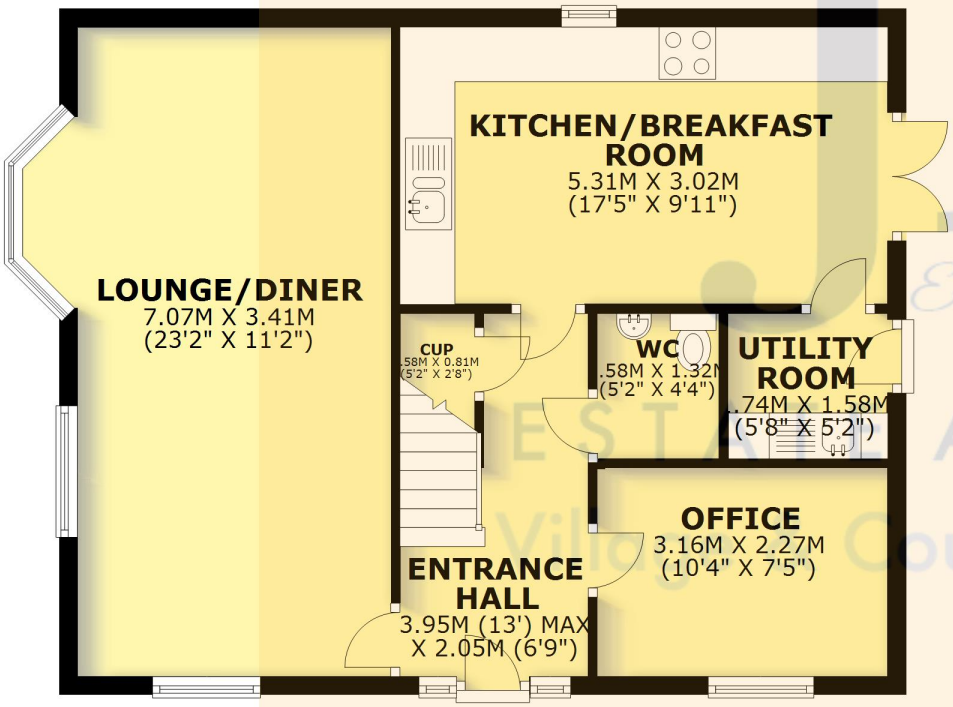
64 Main Street Farnsfield NG22 8EF

Viewing strictly by appointment through
Jonathan Fitzpatrick Village & Country Homes

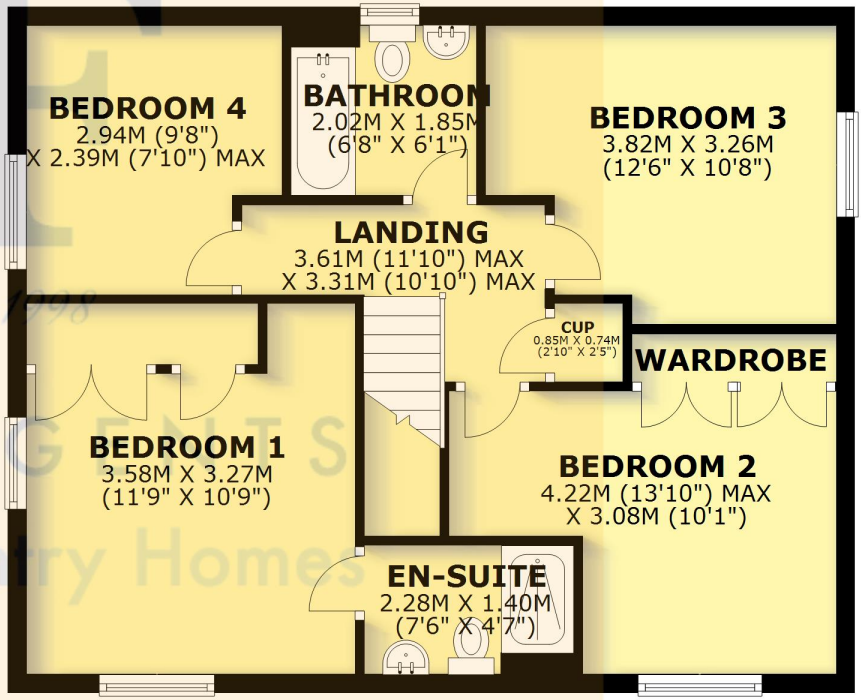


Farnsfield is a most sought after rural village with superb facilities and amenities for all ages. There are two excellent pubs, pizza restaurant and French bistro, plus tea rooms, butchers, hairdressers, co-op supermarket, pharmacy and doctors surgery. For the more energetic there's also the tennis, cricket and bowls club and a plethora of countryside walks including the Southwell Trail nature reserve.

GROUND FLOOR
APPROX. 62.6 SQ. METRES (674.3 SQ. FEET)



FIRST FLOOR
APPROX. 61.2 SQ. METRES (658.9 SQ. FEET)



TOTAL AREA: APPROX. 123.9 SQ. METRES (1333.2 SQ. FEET)

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