

Viewing strictly by appointment through  
Jonathan Fitzpatrick Village & Country Homes  
01623 392676 /[mail@jfea.co.uk](mailto:mail@jfea.co.uk)



Jonathan Fitzpatrick  
VILLAGE & COUNTRY HOMES



38 Esam Close Farnsfield NG22 8FF

£365,000 Freehold





## 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.

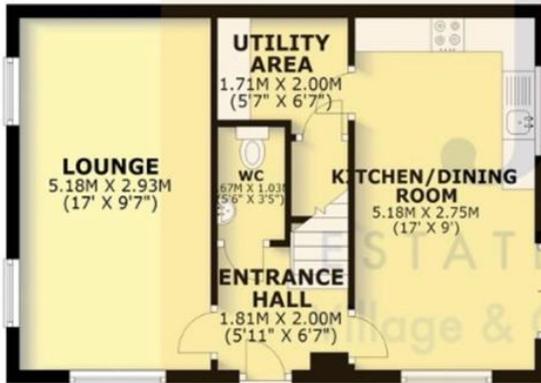




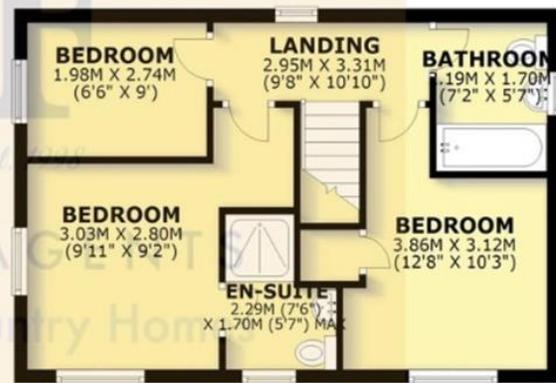




**GROUND FLOOR**  
APPROX. 40.8 SQ. METRES (439.3 SQ. FEET)



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



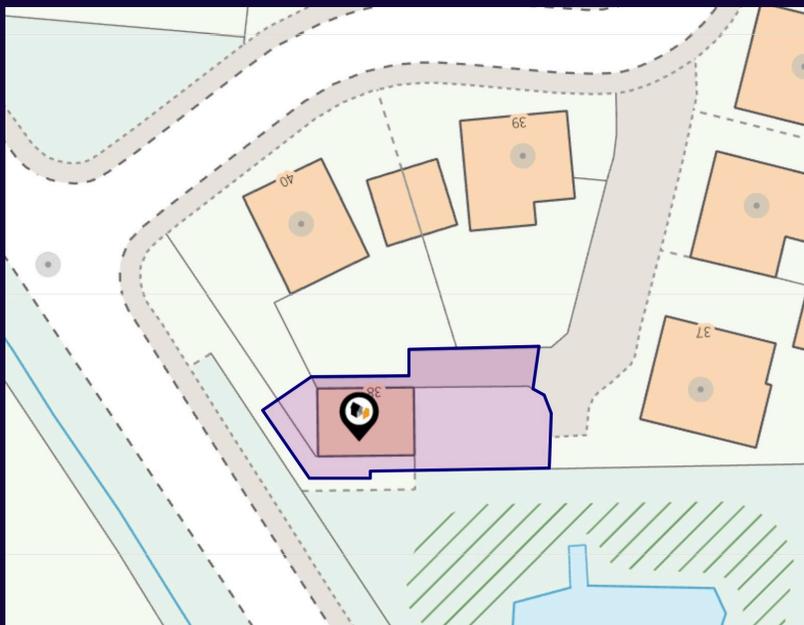
TOTAL AREA: APPROX. 81.3 SQ. METRES (874.9 SQ. FEET)

### Energy performance certificate (EPC)

38, Esam Close Farnfield NEWARK NG22 8FF	Energy rating	Valid until:	17 June 2028
	<b>B</b>	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



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