



Alexander Road | Farnsfield | Newark | NG22 8LJ

Offers Over £379,950



Jonathan Fitzpatrick
VILLAGE & COUNTRY HOMES

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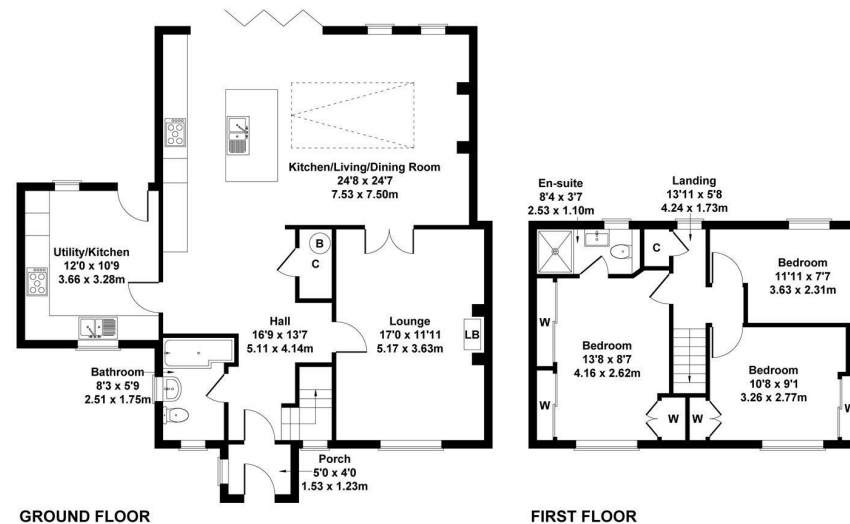
Guide £379,950 - £395,000. No onward chain. Make immediate arrangements to view this sensational 3 bedroom extended semi detached house situated in a popular location close to the village centre and the Southwell Trail. The property has undergone a complete transformation in recent years and features a superb open plan kitchen/living area (under floor heating) with bi-fold patio doors to the rear garden PLUS a second lounge and large utility /second kitchen. Other features of note include re-fitted family bathroom and w/c (ground floor) plus en suite shower room to the master bedroom. The rear garden has been attractively landscaped and includes a large covered timber entertaining area, patio and side courtyard suitable for a hot tub etc. The front of the property offers extensive parking and hard standing for several cars and is suitable for a motor home, caravan etc. Interested parties should be in proceedable buying positions. Viewing highly recommended.

- Sensational extended 3 bedroom family home in popular location close to village amenities and Southwell Trail
- Second lounge plus large utility room/second kitchen
- En suite shower room to master bedroom
- Extensive parking to the front with hard standing area
- Underfloor heating to kitchen/living room
- Beautifully appointed open plan kitchen living room with bi-fold doors to the rear garden
- Re-fitted family bathroom and w/c (ground floor)
- Private rear garden with large patio, side courtyard and covered timber entertaining area
- Fitted wardrobes to bedroom 1 and 2
- No onward chain



4 Alexander Road, Farnsfield, Newark, NG22 8LJ

Approximate Gross Internal Area
1421 sq ft - 132 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		66	79
		EU Directive 2002/91/EC	

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