



Esam Close | Farnsfield | NG22 8FF

£479,950

**JF**  
Jonathan | Fitzpatrick  
VILLAGE & COUNTRY HOMES

# Esam Close | Farnsfield | NG22 8FF

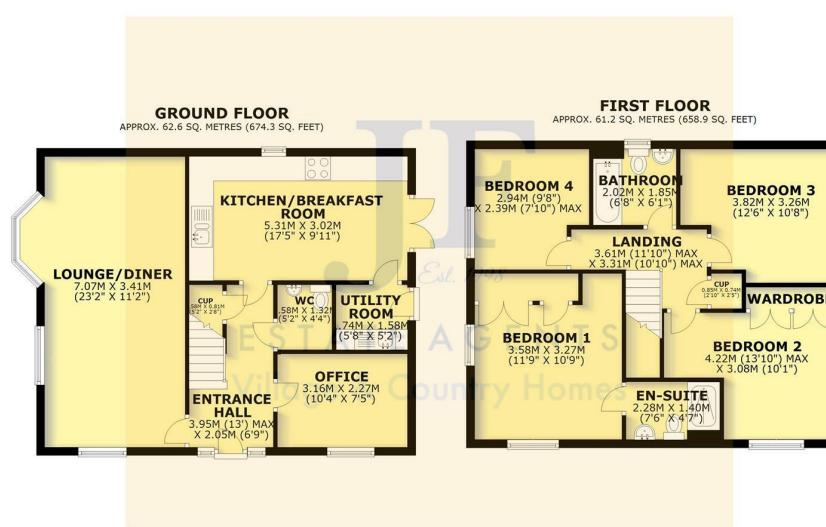
## £479,950

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 – strong interest anticipated.

- 4 bedroom detached family house in super desirable development off Southwell Road
- Prominent corner position with dual aspect rooms
- Detached garage with electric roller door and long driveway with space for 3 cars
- Fitted wardrobes to two bedrooms
- En suite shower room to principal bedroom
- Exceedingly spacious lounge dining room plus separate study
- Luxury family bathroom with shower
- Fully fitted breakfast kitchen with separate utility room
- Private fully landscaped garden with gazebo and secure access to garage and driveway.
- Priority access for proceedable buyers - strong interest anticipated.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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

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