

JF

Jonathan Fitzpatrick
VILLAGE & COUNTRY HOMES



No. 4 Nairn Close Farnsfield NG22 8ES £579,950 Freehold

A Superbly Presented Family Home In A Very Desirable Location

Tucked away in a quiet and secluded cul-de-sac close to the heart of the village, this beautifully presented four-bedroom detached home offers a rare combination of privacy, practicality and outlook, with a superb rear garden backing directly onto St Michael's churchyard.

The property has been thoughtfully updated and is presented in very good order throughout. The welcoming reception hall leads through to a well-proportioned lounge with bay window, while a separate dining room provides an ideal space for more formal entertaining. The re-fitted kitchen/breakfast room is a particular highlight, offering a stylish and functional hub of the home, complemented by a separate utility room, ground floor WC and a versatile study. To the first floor, there are four bedrooms arranged around a spacious landing. The principal bedroom benefits from a re-fitted en suite shower room, while the remaining bedrooms are served by a contemporary re-fitted family bathroom.

Outside, the property enjoys a generous and private rear garden, thoughtfully landscaped and backing onto the churchyard, creating a peaceful and attractive backdrop rarely found in such a central location. To the front, a driveway provides ample parking and leads to a detached double garage. Offered for sale with no onward chain, this is a rare opportunity to secure a very well-maintained home in one of the village's most desirable and established locations.

Viewing strongly recommended.

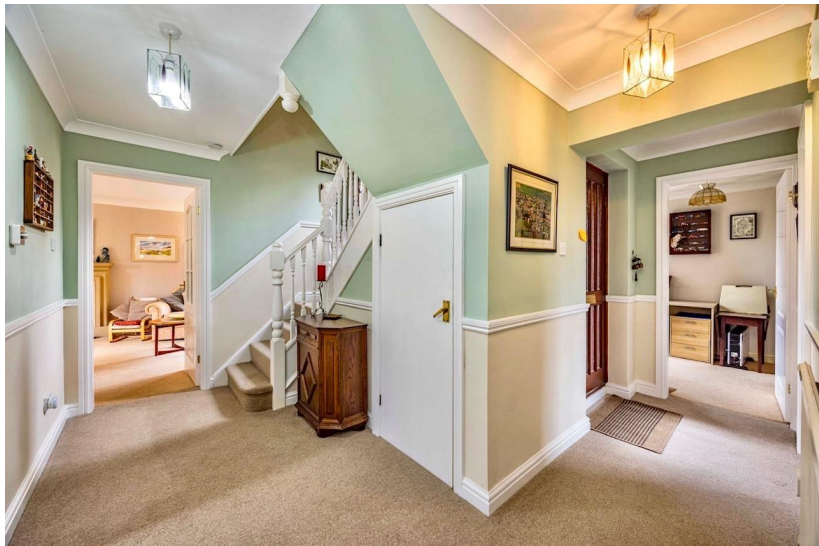




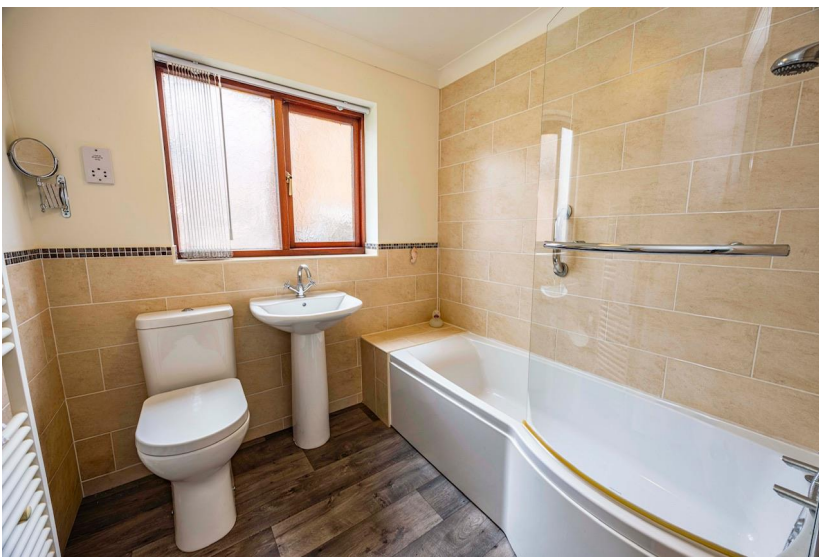
The mature landscaped rear garden is one of the highlights of the property and backs directly onto St Michaels churchyard.

Mainly laid to lawn, with established borders, natural screening and a pleasant south easterly aspect, with plenty of seating and entertaining space, plus access to the double garage at the rear.









All bedrooms are well presented with the primary bedroom having a recently re-fitted en suite shower. The other bedrooms are served by an attractive modern family bathroom with shower.

The bottom left hand photo shows the views towards the fields opposite the entrance of Nairn Close, where there are numerous countywide walks and easy access to the village shops, cafes, restaurants and numerous amenities.



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

Tenure: Freehold

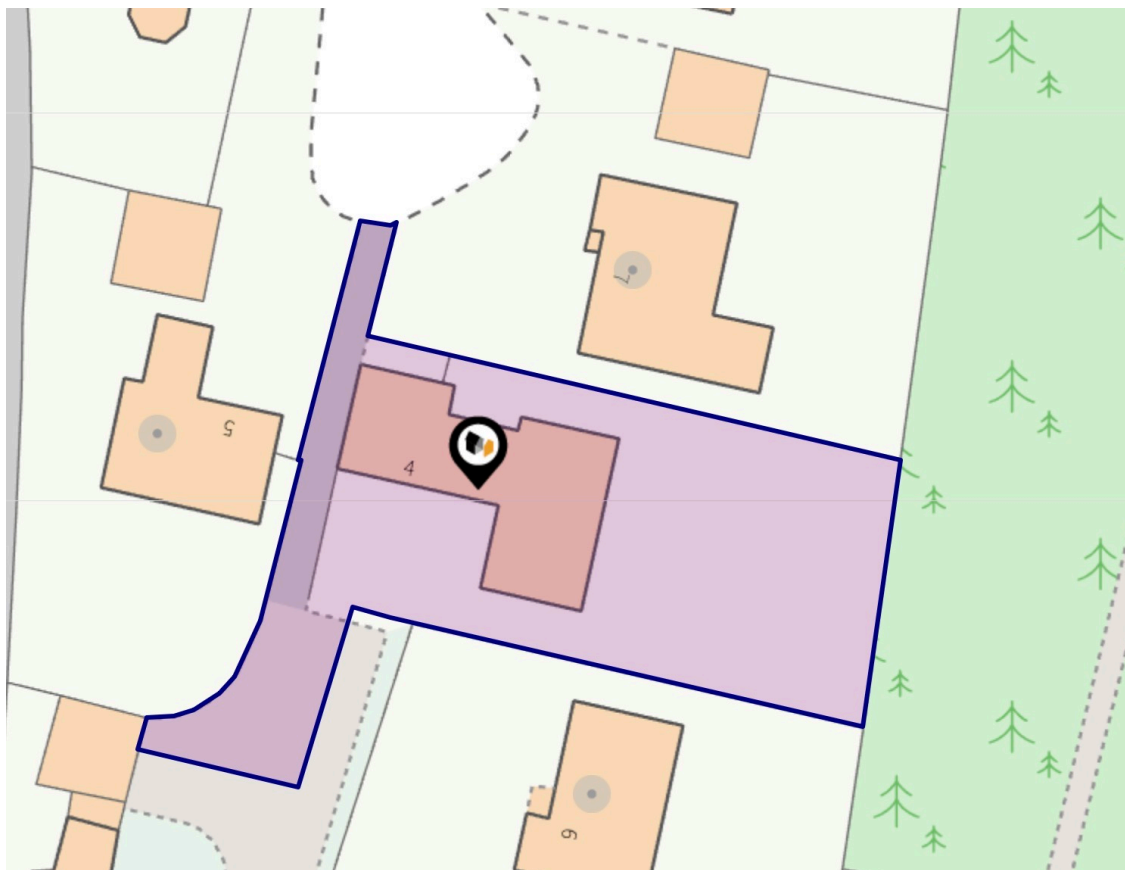
Council Tax Band : F

Heating: Gas fired boiler

Mains drainage

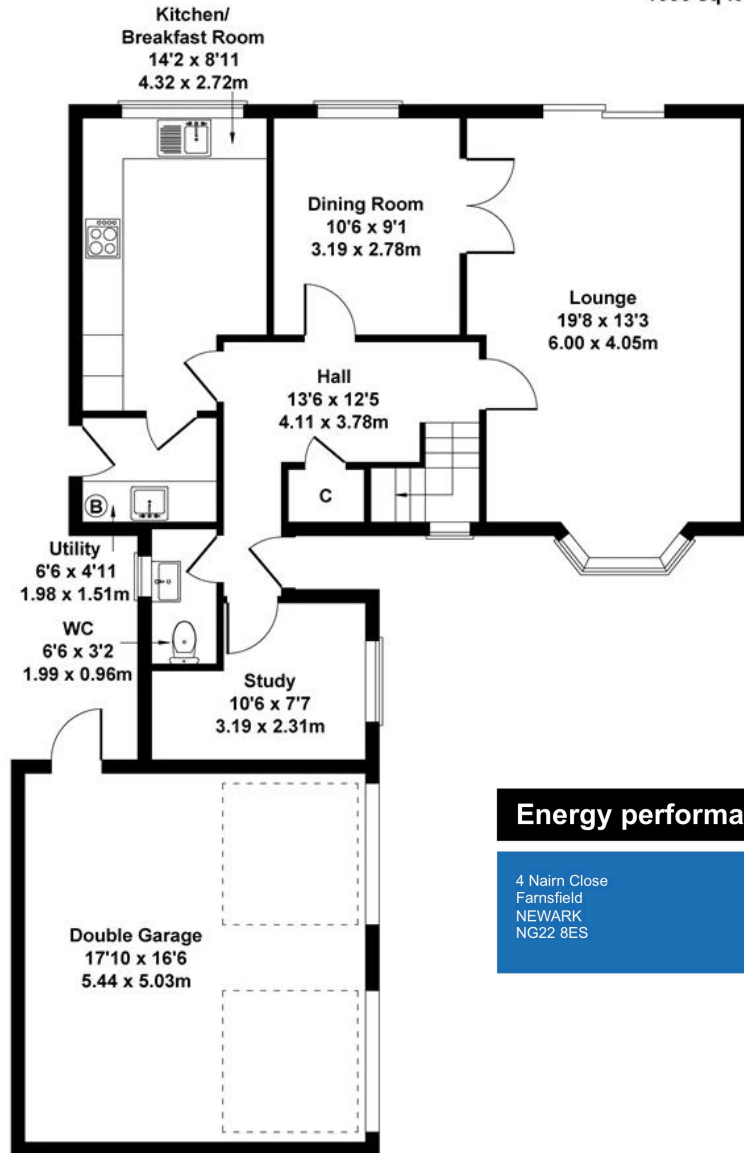
Flood Risk : Low

Catchment area for the Minster School, Southwell
Newark Northgate commuter station to London
Kings Cross station - approx. 12.5 miles

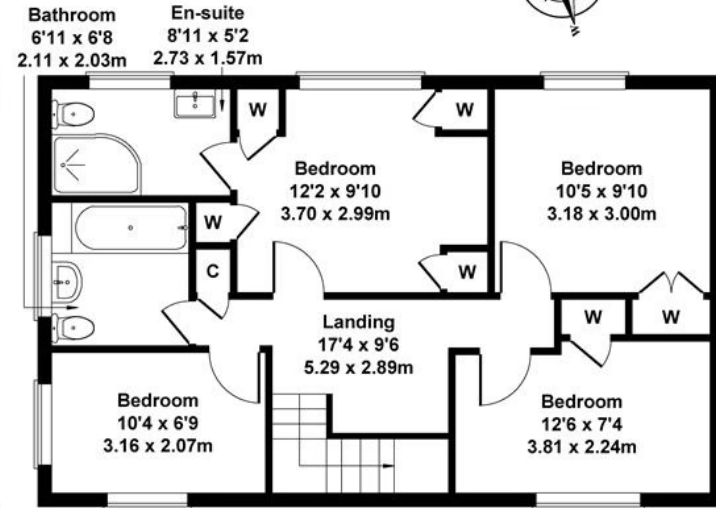


4 Nairn Close, Farnfield, Newark, NG22 8ES

Approximate Gross Internal Area
1658 sq ft - 154 sq m



GROUND FLOOR



FIRST FLOOR

Energy performance certificate (EPC)

4 Nairn Close Farnfield NEWARK NG22 8ES	Energy rating C	Valid until:	13 April 2036
		Certificate number:	9336-4124-1600-0047-1296

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 and 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.