



St. Michaels View | | Farnsfield | NG22 8WP

Offers Over £459,950

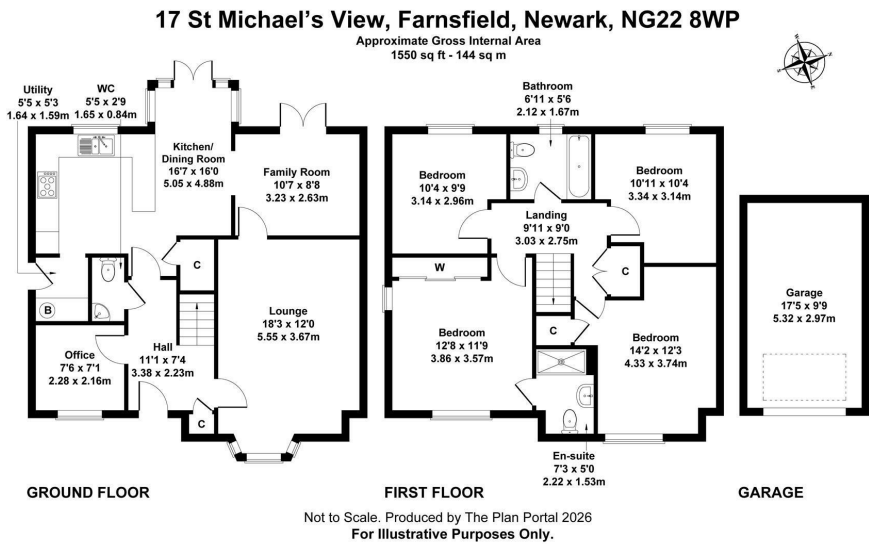


Jonathan Fitzpatrick
VILLAGE & COUNTRY HOMES

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SALE NOW AGREED. Occupying a delightful position within this popular modern development and enjoying far reaching views across fields to the rear, this well-presented 4 bedroom detached family home offers approximately 1,550 sq ft of versatile accommodation, together with a detached garage and driveway parking. Constructed in 2016, the property combines the benefits of contemporary design with practical family living. The accommodation is arranged around a welcoming entrance hall and includes a spacious lounge with bay window, a useful home office, ground floor cloakroom and an impressive open-plan kitchen/dining room forming the heart of the home. This bright and sociable space opens into a family room with French doors leading directly onto the rear garden, creating an ideal setting for both everyday living and entertaining. To the first floor, the principal bedroom enjoys the benefit of fitted wardrobes and an en-suite shower room, while three further well-proportioned bedrooms are served by a family bathroom. Outside, the property enjoys a fully enclosed rear garden, with an attractive rural outlook and a greater sense of space than is often found on modern developments. An extensive paved patio offers an ideal area

- Superbly presented 4 bedroom detached house backing onto fields at the rear
- En suite shower room to principal bedroom plus family bathroom
- West facing rear garden backing onto fields
- Immaculate throughout - must be viewed
- Spacious lounge, kitchen diner, separate sitting/family room, study and utility room
- Single detached garage and driveway parking
- Popular development off Cockett Lane
- Very competitive asking price



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(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

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