



**JF**  
Jonathan Fitzpatrick  
VILLAGE & COUNTRY HOMES

Type to enter text

4 Alexander Road Farnsfield Newark NG22 8LJ

£399,950 Freehold

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**M**ake 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.

In summary, probably the highest specification house you'll find at this price point in Farnsfield at the moment.

**Asking price £399,950 Freehold**

Council tax band B

Gas central heating

Mains drainage

Flood Risk - Very Low

Catchment for Minster School

Newark Northgate Train Station to London

King Cross - approximately 14 miles

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Viewing strictly by appointment through

Jonathan Fitzpatrick Village & Country Home

### Energy performance certificate (EPC)

4 Alexander Road Farnsfield NEWARK NG22 8LJ	Energy rating <b>D</b>	Valid until: 12 October 2034
		Certificate number: 9196-3942-2200-3644-8204





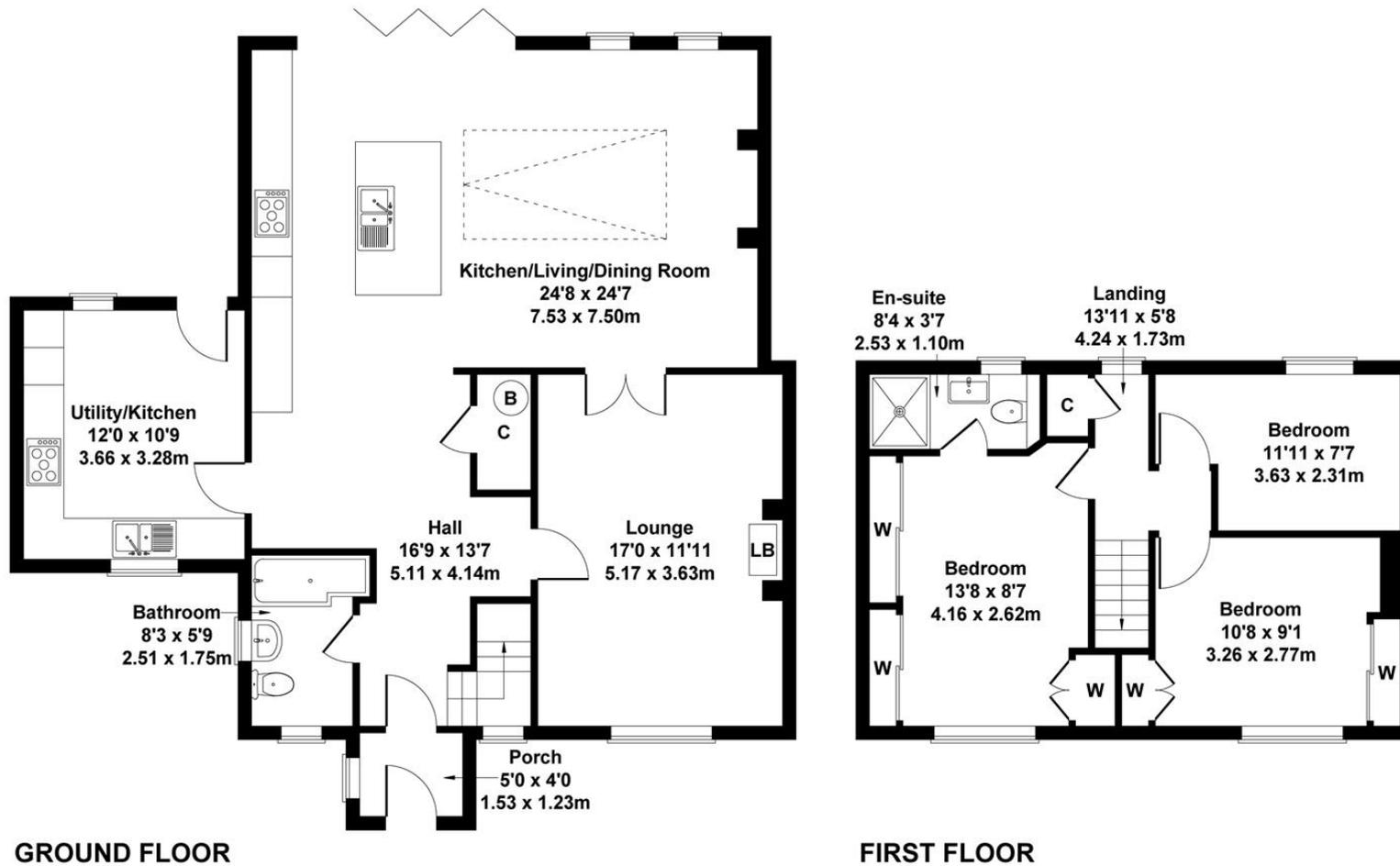






# 4 Alexander Road, Farnsfield, Newark, NG22 8LJ

Approximate Gross Internal Area  
1421 sq ft - 132 sq m



Not to Scale. Produced by The Plan Portal 2024  
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