Jonathan Fitzpatrick
VILLAGE & COUNTRY HOMES



9 Gregory Gardens Farnsfield NG22 8EQ Guide £365,000 Freehold

Prime Location, **Great Potential.**

Offering an exciting opportunity to update and add value, this spacious 3 bedroom detached bungalow is situated in a prime location close to Farnsfield's numerous shops and amenities, including public transport links to Nottingham, Mansfield and Newark.

This attractive home offers approximately 1012 sq ft of accommodation (including garage) and comprises a generously proportioned entrance hallway with ample storage, a spacious living room with log burner, a good size kitchen diner providing an ideal space for everyday living and entertaining plus three well-proportioned bedrooms and family bathroom. A particular highlight is the abundance of natural light throughout, creating a bright and welcoming atmosphere.

Outside, the property boasts a private, generous sized garden, offering plenty of space for relaxing, gardening and entertaining during the warmer months. Further benefits include an attached single garage and driveway parking, providing useful additional storage or for potential conversion, subject to necessary permissions and consents.

Combining spacious accommodation, a wonderful garden, exciting scope for improvement and a superbly convenient location, this attractive bungalow presents a fantastic and rarely available opportunity for buyers of all age groups. No onward chain.























9 Gregory Gardens
Farnsfield
NEWARK
NG22 8EQ

Energy rating

D

Valid until	Certificate number
23 February 2036	**2898-7141-3831-1111-5421**

Property type	Detached bungalow
Total floor area	83 square metres



Viewing strictly by appointment
through Jonathan Fitzpatrick
Village & Country Homes.

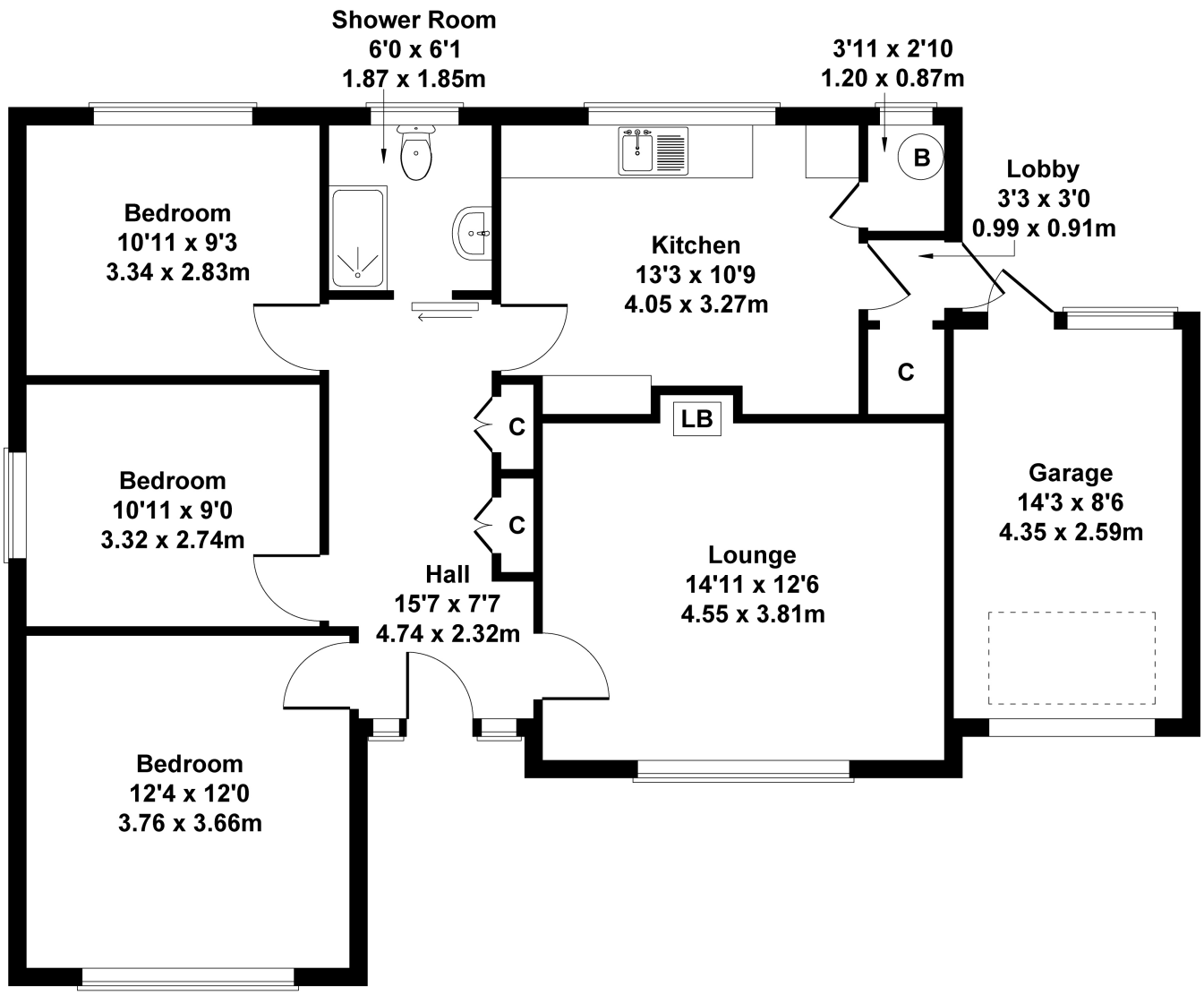
Tel 01623 392676 or
email - mail@jfea.co.uk .

Tenure: Freehold
Council Tax Band: D
Heating: Gas
All Mains services
Flood Risk - Low

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9 Gregory Gardens, Farnsfield, Nottinghamshire, NG22 8EQ

Approximate Gross Internal Area
1012 sq ft - 94 sq m



Not to Scale. Produced by The Plan Portal 2026
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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