

37 Halloughton Road Southwell NG25 0LP



**JF**

Jonathan Fitzpatrick  
VILLAGE & COUNTRY HOMES

**£595,000 Freehold**

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A substantial 3/4 bedroom, 2/3 reception room detached bungalow situated in a magnificent plot with views to the rear towards Holy Trinity Church. The property has been fully reconfigured and modernised to a high standard from two existing 1960s built semi detached bungalows (37 and 39) creating a seamless and attractive contemporary design with extensive parking to the front and side plus electrically operated front gates for convenience and privacy. The property is approached via a long driveway off Halloughton Road which also gives access to three neighbouring properties within this select and exclusive close. The sizeable interior layout cleverly combines an open plan design theme but within defined accommodation zones creating versatile and adaptable living spaces that will appeal to both families and couples alike. Features include, impressive entrance hall with shower room/wc, study/bedroom, attractive brand new kitchen dining room (with built-in appliances) large utility room and store, separate lounge (adjoining the dining room) new en suite shower room and dressing area to the master bedroom and a superb family bathroom with separate shower. The attractive rear garden features a paved patio area and newly laid lawn with fenced boundaries plus gated side access to the front with additional parking space. No onward chain. Please call for further details.











Asking price Offers over £595,000

No Onward Chain

EPC - C

Tenure Freehold

Council tax band G

Flood Risk : Low

New gas central heating / double glazing / all mains services

Viewing by appointment through JF Village & Country Homes

64 Main Street Farnsfield NG22 8EF

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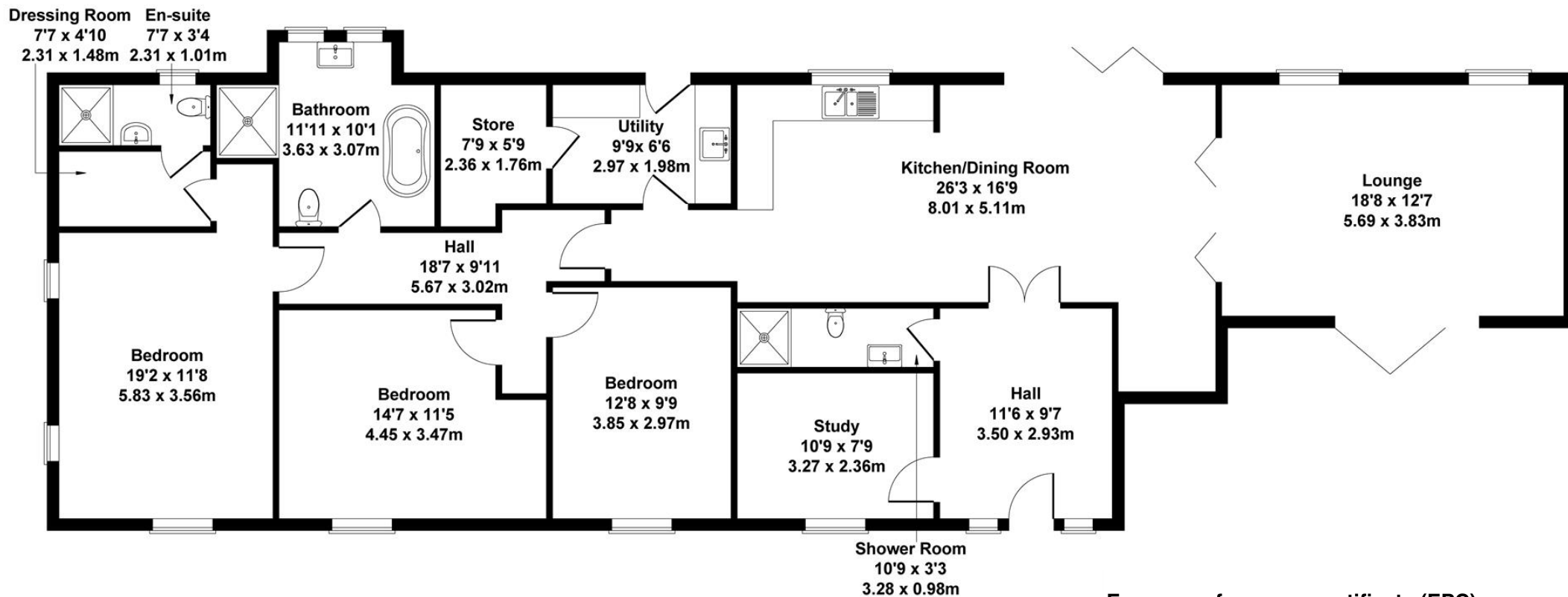
Web : [jfea.co.uk](http://jfea.co.uk)





# 37 Halloughton Road, Southwell, NG25 0LP

Approximate Gross Internal Area  
1711 sq ft - 159 sq m



Not to Scale. Produced by The Plan Portal 2024  
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## Energy performance certificate (EPC)

|  |                           |  |
|--|---------------------------|--|
| 37 Halloughton Road<br>SOUTHWELL<br>NG25 0LP | Energy rating<br><b>C</b> | Valid until:<br>29 September 2034                  |
|  |                           | Certificate<br>Number:<br>2634-3038-1201-8334-7204 |