



Offers Over £625,000 Freehold

3 NEWARK ROAD | | SOUTHWELL | NG25 0ES

**BuckleyBrown**  
ESTATE AGENTS

HANDSOME & IMPOSING!...An exceptional and deceptively spacious Victorian four bedroomed extended semi-detached family home, located on the doorstep of the town centre in the highly regarded area of Southwell. This handsome and imposing property has been fully renovated by the present owners over recent years, offering a perfect blend of classic charm and modern living.

This could quite possibly be love at first glance, as you approach this family home. The property stands most proudly, and comes with the great advantage of having the all important off street parking to the front with a gravelled driveway. To complement the outside further, you will find a lovely landscaped rear garden, which lends itself perfectly for any family and for entertaining.

Be prepared to be impressed as you step inside as you are greeted by the stunning reception hallway, where you will immediately notice the high ceilings, creating an excellent sense of space. The ground floor offers two inviting reception rooms, featuring attractive fireplaces and providing ample space for entertaining guests or relaxing with your family. Furthermore, there is a laundry room, cellar and downstairs WC. The stand out room has to be the open plan kitchen, boasting a vaulted ceiling and provides modern day living at it's finest.

The overall accommodation is spread over three floors, allowing for plenty of room for everyone to enjoy their own space. The first floor boasts the fabulous family bathroom which comes complete with an attractive and suite in white. You will find two of the bedrooms positioned on the first floor, with the two remaining bedrooms being located on the second floor where the master suite can be found. The master has the benefit of an en-suite facility.

Whether you're looking to explore the historic town or simply enjoy a leisurely stroll, this property's location is ideal for those seeking both convenience and charm.

Call today to view!





### Reception Hallway

With a central heating radiator and stairs rising to the first floor accommodation.

### Lounge

With a window to the front elevation and a central heating radiator. The focal point of this reception room is the feature fireplace.

### Playroom/Drawing Room

With a feature circular window to the side elevation and a central heating radiator. Double doors lead outside to the courtyard.

### Laundry Room

With a window to the side elevation and a central heating radiator. Cupboard houses plumbing for an automatic washing machine and dryer. Door leads down to the cellar. Leads into the open plan kitchen/diner/living area.

### Open Plan Kitchen/Diner

A superb open plan kitchen which caters for dining and a living area. The feature of this room is the vaulted ceiling which creates an

exceptional sense of space. Complete with a beautiful range of modern wall and base units, quartz working surfaces and complemented nicely with a Belfast sink. Space for a range cooker, with extractor fan over. Integrated dishwasher. With two windows to the side elevation, window to the rear elevation and three velux windows. Double doors lead outside into the garden.

### Boot Room

With a central heating radiator. Door leads outside for convenience.

### Downstairs WC

Fitted with a modern suite in white comprising; low level WC and a vanity wash hand basin. With a window to the side elevation and a central heating radiator.

### First Floor Landing

A fabulous spacious landing, with a window to the front elevation and a central heating radiator. Stairs rising to the second floor accommodation.



### Family Bathroom

A stunning and spacious bathroom fitted with a modern suite in white comprising; claw feet roll top bath, shower cubicle, marble wash hand basin and a low level WC. With a tiled floor and a central heating radiator. Cupboard housing the central heating 'Baxi' boiler.

### Bedroom Two

A light and airy bedroom with a window to the front elevation and a central heating radiator. Built in storage cupboard.

### Bedroom Three

With a window to the rear elevation and a central heating radiator. Fitted wardrobes.

### Second Floor Landing

With a velux window to the rear elevation. Doors lead into;

### Bedroom One

With a window to the side elevation, central heating radiator and storage under the eaves. Door leads into;

### En-Suite

Fitted with a modern suite in white comprising; shower cubicle, low level WC and a vanity wash hand basin.

### Bedroom Four

With a velum window to the rear elevation and a central heating radiator.

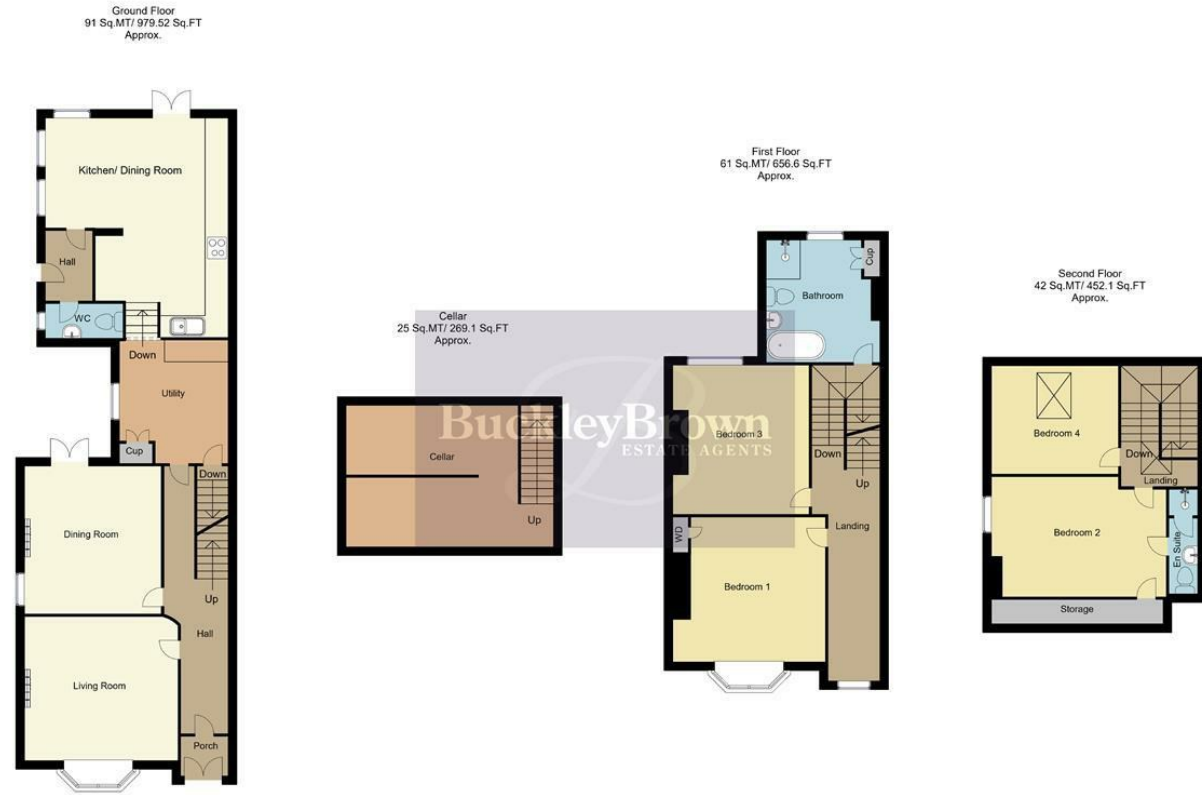
### Outside

The outside space complements the property exceptionally well, featuring a gravelled driveway providing off street parking to the front of the property. A gate provides access down the side of the property where there is a blocked paved pathway and a small courtyard seating area. To the rear is a landscaped garden, boasting two patios, ideal for entertaining. There is then a pleasant lawned area.

### Agents Note

Within the meaning of the estate agency act 1979, the seller of this property is an associate of BuckleyBrown.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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