

# JOHNSONS & PARTNERS

Estate and Letting Agency



**THE SPINNEY SOUTHWELL ROAD**  
NOTTINGHAM, NG14 7DQ

**ASKING PRICE £725,000**



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# THE SPINNEY SOUTHWELL

## ROAD

Nottingham, NG14 7DQ

A substantial detached bungalow, occupying a more than generously sized plot, within this sought after location. The property has a versatile configuration, with potential to further increase the already spacious accommodation. There are lovely grounds, surrounding the property, with a gated driveway and parking for multiple vehicles. There is also a larger than average single garage/store, with a really useful room above and large storage room. The property also has far reaching views from the elevated section of the rear garden. Whilst enjoying the rural aspect of the location, there are a great range of amenities nearby including, shops, schools, public transport links, including rail, and a range of recreational facilities.

In brief, the accommodation comprises entrance porch, reception hallway, further inner hallway, Split level lounge and dining area with windows to three sides and access into the garden room. The kitchen has room for a breakfast table, there is a separate utility room, and rear porch with doors out to the beautiful rear garden. From the inner hallway, there is a double bedroom with dressing area and en suite. Another double bedroom also has a walk in wardrobe and en suite, there is a further bedroom and family bathroom with separate WC. Outside, there is a large single garage with stairs leading up to a further room with separate WC and a door through to useful storage. There is a gated driveway with ample parking, large enough for a variety of vehicles. The front garden is again a really good size and boasts a range of mature planting. The rear garden is tiered with steps sweeping round to the top seating area, enjoying those wonderful views.

This is a lovely property, which offers so much yet still has with great potential. In order to fully appreciate not only the accommodation and gardens, but the location too; we most strongly recommend an internal viewing. Contact us now to book your personal viewing appointment

**Entrance Porch**  
5'5 x 5'1 (1.65m x 1.55m)

**Reception Hallway**  
13'1 x 12'7 (3.99m x 3.84m)

**Inner Hallway**  
22'11 x 5'2 (6.99m x 1.57m)

**Dining Area**  
18' x 12'10 (5.49m x 3.91m)

**Lounge**  
18' x 17'3 (5.49m x 5.26m)

**Garden Room**  
10'4 x 12'8 (3.15m x 3.86m)

**Breakfast Kitchen**  
20'9 x 12'11 (6.32m x 3.94m)

**Rear Porch**  
9' x 9' (2.74m x 2.74m)







**Utility Room**  
7'1 x 5'11 (2.16m x 1.80m)

**WC**  
6' x 2'10 (1.83m x 0.86m)

**Family Bathroom**  
9'7 x 5'10 (2.92m x 1.78m)

**Principal Suite**  
- Inner Hallway  
13'2 x 4'1 (4.01m x 1.24m)

- Bedroom  
20'9 x 9' (6.32m x 2.74m)

- En Suite  
13'5 x 3'8 (4.09m x 1.12m)

- Walk In Wardrobe  
6'5 x 5'3 (1.96m x 1.60m)

**Bedroom Suite**  
12' x 12' to wardrobes (3.66m x 3.66m to wardrobes)

- Bedroom  
13'11 x 11'11 (4.24m x 3.63m)

- Dressing Area  
10'6 x 3'2 (3.20m x 0.97m)

- En Suite  
9'10 x 8' (3.00m x 2.44m)

**Bedroom Three**  
11'11 x 13'1 (3.63m x 3.99m)

**Bedroom Four / Office**  
17'1" x 5'10" (5.23m x 1.78m)

**First Floor Annex**  
28'5 x 14'5 to approx a metre high (8.66m x 4.39m to approx a metre high)

**WC**  
5'2 x 4'5 (1.57m x 1.35m)

**Outside**

**Garage**  
21'5 x 14'11 maximum overall (6.53m x 4.55m maximum overall)

**Roof Storage**

**Gated Driveway**

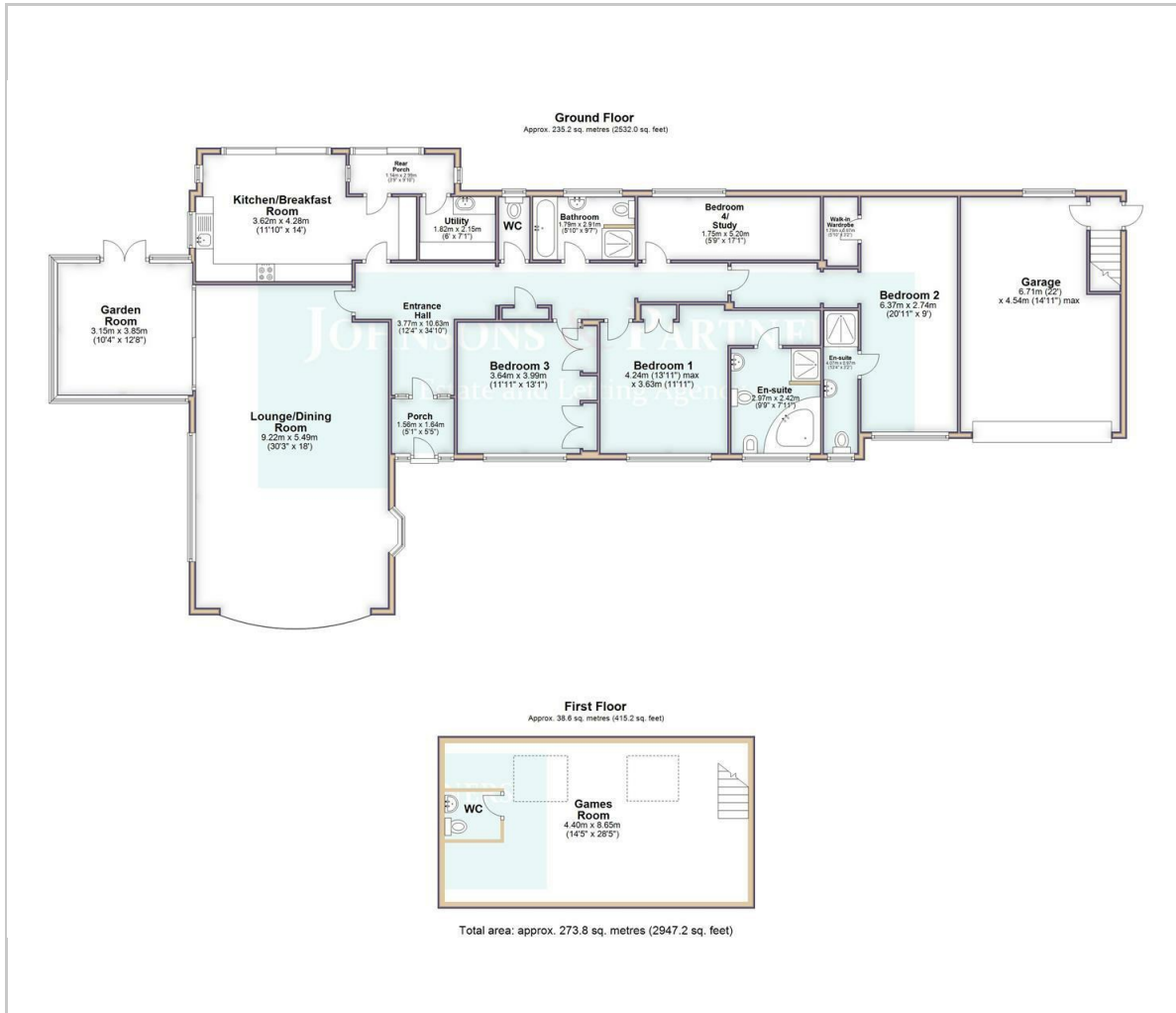
**Large Landscaped Front Garden**

**Landscaped Generously Sized Private Rear Garden**

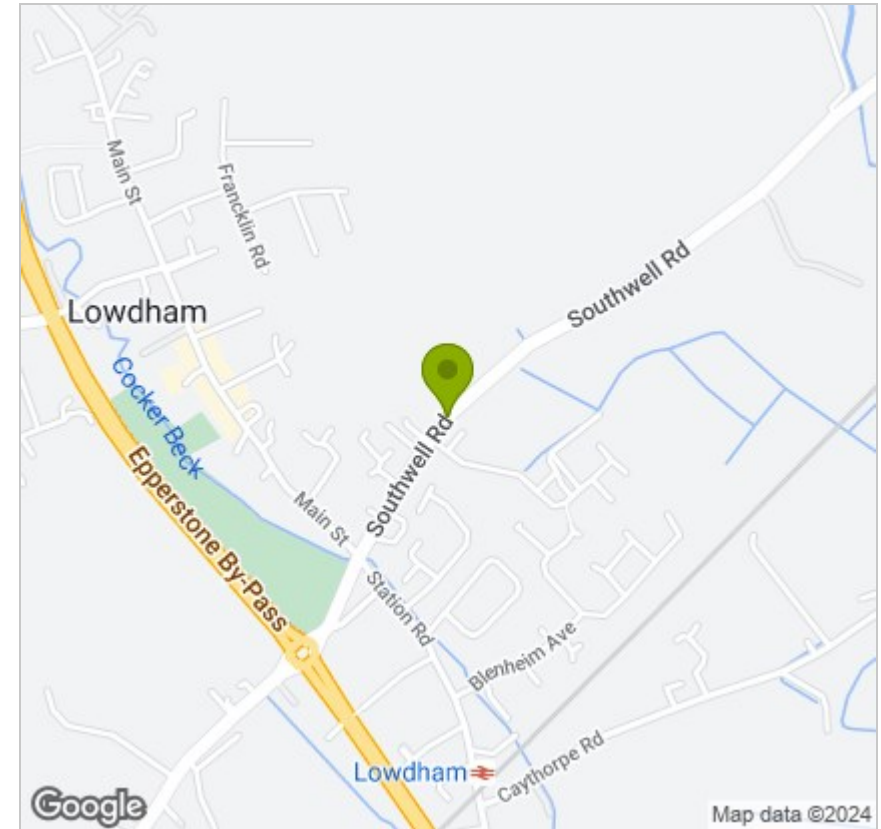
**Agents Disclaimer**

**Potential Development Opportunity**

## Floor Plan



## Area Map



## Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph

