

# JOHNSONS & PARTNERS

Estate and Letting Agency



**SHERBROOKE STATION ROAD**

SOUTHWELL, NG25 0UG

**£450,000**





## SHERBROOKE STATION

Southwell, NG25 0UG

A great opportunity in an equally great location. A substantially sized, three bedroom detached bungalow with scope to further develop to create your dream 'village residence' (subject to planning and consents). This lovely home comes to the market with the added incentive of having 'no upward chain' which helps to simplify the whole buying process. The property is located at the heart of this much sought after village with idyllic countryside surrounding it as well as wonderful riverside walks close by, where you can also enjoy a relaxing drink at the popular, village local. There is access to a super little park opposite with picnic tables, another beautiful spot to take the dog for a walk or play with the kids. Southwell, Lowdham and Burton Joyce are all only a short distance away, where you will also find train connections.

In brief, the accommodation comprises, entrance porch, reception hallway, lounge, large, garden room, kitchen, three bedrooms with built in wardrobes, wet room and separate WC. To the outside, the property enjoys a good sized plot with front garden and a driveway suitable for multiple vehicles. There is a garage too which also has pedestrian access to the rear garden. At the rear there is a lovely private garden with patio seating areas, a lawn, and a range of planted borders.

Internal viewing is most strongly recommended, in order to fully appreciate all this lovely home has to offer. Contact us now to book your viewing appointment.

**Entrance Porch**  
6'5 x 5'6 (1.96m x 1.68m)







**Reception Hallway**  
20'7 x 9'4 maximum (6.27m x 2.84m maximum)

**Lounge**  
21' x 11'4 (6.40m x 3.45m)

**Garden Room**  
25'4 x 13'6 (7.72m x 4.11m)

**Kitchen**  
13' x 9'9 (3.96m x 2.97m)

**Bedroom One**  
13'3 x 10'2 (4.04m x 3.10m)

**Bedroom Two**  
13'4 x 11'4 (4.06m x 3.45m)

**Bedroom Three**  
10'6 x 8'5 (3.20m x 2.57m)

**Wet Room**  
7'5 x 5'6 (2.26m x 1.68m)

**WC**  
5'8 x 3' (1.73m x 0.91m)

**Outside**

**Outside WC**  
6'3 x 3'7 (1.91m x 1.09m)

**Garage**  
25'2 x 14'2 maximum (7.67m x 4.32m maximum)

**Front Garden & Multiple Vehicle Driveway**

**Generously Sized Private Rear Garden**

**Agents Disclaimer**

Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

