

HoldenCopley

PREPARE TO BE MOVED

New Road, Southwell, Nottinghamshire NG25 0SL

Asking Price £350,000 - £375,000

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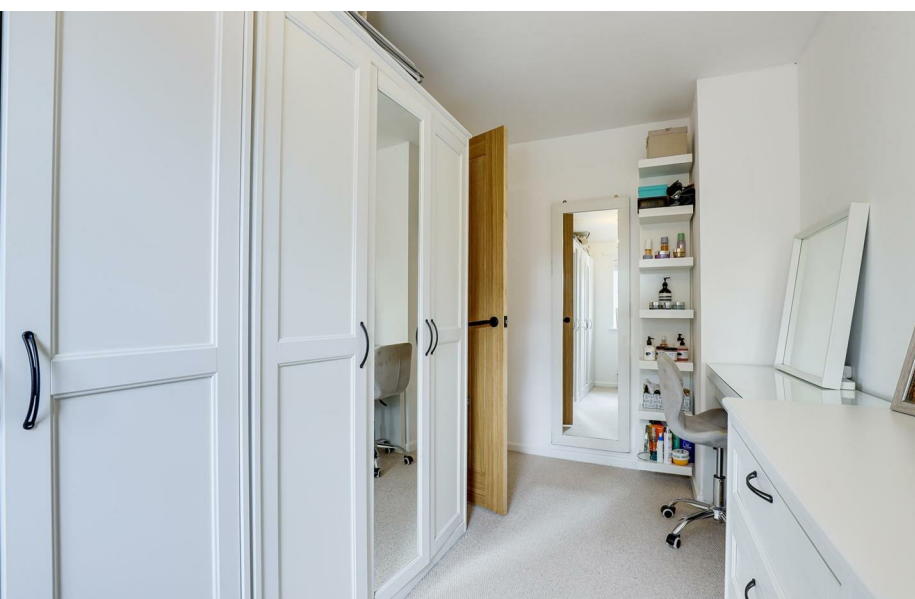


IMMACULATELY PRESENTED COTTAGE...

This deceptively spacious three-bedroom semi-detached cottage is immaculately presented throughout and would make the perfect home for any family buyer looking for a property they can move straight into. Nestled in a village setting, Oxton offers a real sense of community, with great transport links to nearby Southwell, Nottingham and Mansfield and is close to well-regarded schools, local shops and traditional country pubs. The village is surrounded by stunning countryside, making it ideal for those seeking a balance of rural charm and modern convenience. Upon entering the property, you are welcomed into an entrance hall, leading through to a spacious reception room featuring a traditional fireplace. To the rear, the heart of the home is an open-plan kitchen-diner, complete with Quartz worktops, integrated appliances, a roof lantern flooding the space with natural light, and French doors opening out onto the rear garden—ideal for entertaining and family life. Upstairs, the property boasts three well-proportioned bedrooms, a modern three-piece bathroom suite, and boarded loft access offering additional storage potential. Externally, to the front of the property is a driveway providing off-road parking for one vehicle, while to the rear there is a beautifully landscaped south-facing garden, offering two paved patio seating areas, a well-maintained lawn, and a useful garden shed. This cottage effortlessly blends comfort with contemporary living—offering an opportunity for families seeking a move-in-ready home in a picturesque village location.

MUST BE VIEWED





- Semi-Detached Cottage
- Three Bedrooms
- Modern Fitted Kitchen-Diner With Roof Lantern & Integrated Appliances
- Spacious Reception Room With Traditional Fireplace
- Contemporary Three Piece Bathroom Suite
- Off-Road Parking
- Private Landscaped South-Facing Garden
- Immaculately Presented Throughout
- Sought After Village Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

3*11" x 4*11" (1.20m x 1.51m)

The entrance hall has Karndean flooring and a single UPVC door providing access into the accommodation.

Living Room

13*11" x 13*0" (4.25m x 3.97m)

The living room has UPVC double-glazed windows to the front and side elevation, Karndean flooring and a traditional fireplace.

Dining Room

9*8" x 13*11" (2.97m x 4.25m)

The dining room has a UPVC double-glazed window to the side elevation, Karndean flooring, carpeted stairs and a radiator.

Kitchen-Diner

10*9" x 17*4" (3.28m x 5.29m)

The kitchen-diner has a range of matte handleless base and wall units with Quartz worktops, a breakfast bar and plinth lights, an integrated oven, microwave, dishwasher and wine cooler, a hob with an extractor hood, a sink and a half with a drainer and a swan neck mixer tap, space and plumbing for a washing machine, Karndean flooring, a vertical radiator, a bespoke built-in window seat, recessed spotlights, a roof lantern, UPVC double-glazed windows to the front, side and rear elevation and UPVC double French doors providing access out to the garden.

FIRST FLOOR

Landing

11*5" x 6*7" (3.48m x 2.02m)

The landing has carpeted flooring, a built-in cupboard, access into the boarded loft via a drop-down ladder and provides access to the first floor accommodation.

Master Bedroom

14*9" x 8*11" (4.51m x 2.73m)

The main bedroom has UPVC double-glazed windows to the side and rear elevations, carpeted flooring and a radiator.

Bedroom Two

6*11" x 12*0" (2.11m x 3.66m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring and a radiator.

Bedroom Three

6*11" x 10*5" (2.13m x 3.19m)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring and a radiator.

Bathroom

6*6" x 7*4" (2.00m x 2.24m)

The bathroom has a low level flush W/C, a countertop wash basin with fitted storage, a fitted panelled bath with a mains-fed rainfall shower, hand-held shower and a glass shower screen, tiled flooring and walls, a heated towel rail, recessed spotlights and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front is a driveway for one vehicle, mature trees and a single wooden gate providing rear access.

Rear

To the rear is a private landscaped south-facing garden with two paved patio seating areas, a lawn, a shed, mature shrubs and trees, an outdoor power socket and courtesy lighting.

ADDITIONAL INFORMATION

Broadband Speed - Superfast available - 64 Mbps (download) 20 Mbps (upload)

Phone Signal – Most 4G & some 5G & 3G available

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Flood Risk Area - Very low risk for surface water / very low for rivers & sea

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Newark & Sherwood District Council - Band D

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

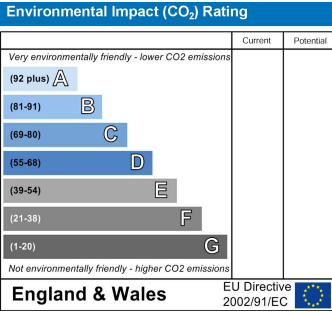
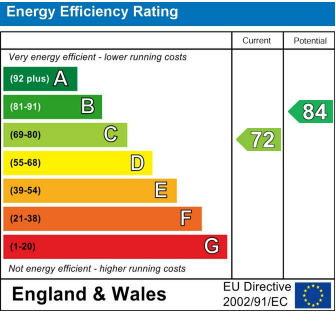
The vendor has advised the following:

Property Tenure is Freehold

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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