



141 | Easthorpe | Southwell | NG25 0HZ

£455,000

FENTON JONES



Key features

- Extended, Detached Family Home
- Four Generous Bedrooms
- Family Bathroom + Shower Room
- Impressive Family Dining Room
- Lounge + Study
- Ground Floor Laundry/WC
- Good Sized Front & Rear Gardens
- Off Street Parking for 3 Vehicles
- Detached, Brick Built Garage
- Convenient Location

Description

Occupying a delightful, private position this detached house has been extended to create a fabulous family home with a ground floor living space ideal for entertaining.

The house offers well-proportioned accommodation throughout with a large dining kitchen, lounge, boot room, study, ground floor WC and front entrance hall to the ground floor. To the first floor there are four generous bedrooms along with a family bathroom plus a family shower room.

The house has two good sized gardens with one to the front and one to the rear of the property. There is off street parking for three vehicles and a detached brick built garage.

The property is conveniently positioned to enjoy ease of access to the wealth of amenities and facilities available in Southwell town centre.



Ground Floor

Rear Entrance Hall

10'1" x 8'11"

A good-sized reception hall with ceramic tiled flooring and window to the side.

Family Dining Kitchen

A fabulous open plan family dining kitchen which has ample space for seating and dining along with a spacious and well equipped dining area, all benefitting from underfloor heating.

Kitchen Area

20'0" x 11'3"

Fitted with a range of cream high gloss wall and base units with granite worksurfaces and inset sink unit with mixer tap. There is an integrated dishwasher, fridge and freezer along with wine cooler, five ring gas hob, two eye level ovens and a warming drawer. A centre island also provides further storage and worksurface space as well as serving as a breakfast bar. There is ceramic tiled flooring with underfloor heating and door to lounge. The kitchen area opens out to:

Family Dining Area

24'11" x 20'0"

A fabulous, bright and airy space which has full width bi-fold doors opening out to the rear garden. There is a floor to ceiling window looking out to side and a ceiling atrium which draws in lots of natural light.

Lounge

16'5" x 11'9"

A good sized reception room which has timber fire surround with fitted gas fire, UPVC double glazed window to the front and wooden flooring.

Home Office

12'2" x 8'9"

A multi-functional room which the existing vendor uses as a home office space. Laminate flooring, UPVC double glazed window to the side and door to:

Laundry/WC

Fitted with hand basin with storage below, low flush WC, plumbing and space for washing machine and tumble dryer, ceramic tiled flooring and UPVC double glazed window to the front.

Front Entrance Hall

With entrance door and UPVC double glazed window to the front and stairs to first floor accommodation.

First Floor Accommodation

Landing

With built-in airing cupboard and access to roof space.







Bedroom One

13'2" (into recess) x 11'11" (into recess)

With a range of fitted wardrobes providing ample hanging and storage space with UPVC double glazed window to the front.

Bedroom Two

13'4" x 10'2"

A well-proportioned bedroom with fitted wardrobes and UPVC double glazed picture window to the rear of the property.

Bedroom Three

12'1" x 8'9"

With UPVC double glazed window to the front of the property.

Bedroom Four

10'1" (max) x 8'9"

With UPVC double glazed window to the rear of the house.

Bathroom/WC

16'7" (max) x 5'5"

Fitted with sink, WC and a bath with hand held mixer tap/shower attachment over. There is ceramic tiled flooring and a UPVC double glazed window to the rear of the house.

Shower Room/WC

11'11" x 8'5"

A good sized shower room which has a walk-in shower enclosure with fitted shower, circular wash hand basin with mixer tap and WC. UPVC double glazed window to rear of the house.

Outside

There are good sized, level gardens positioned to both front and rear of the house.

The front garden is enclosed by brick wall and fenced boundaries and has raised beds and lawn areas, accessed from Easthorpe.

To the rear, access is gained from Templemans Way along a shared driveway. No. 141 benefits from off street parking for three vehicles to the end of the driveway where there is also a detached brick built single garage. A timber gate provides access to the rear garden which is well stocked with a variety of mature plants, trees and shrubs.

Further Information

TENURE: Freehold

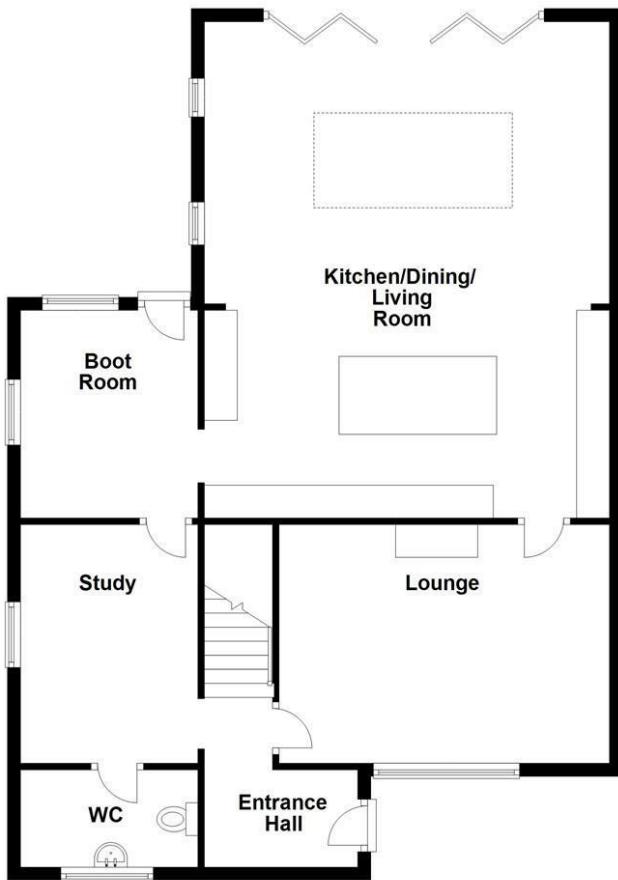
COUNCIL TAX BAND: E

EPC RATING: 71/C

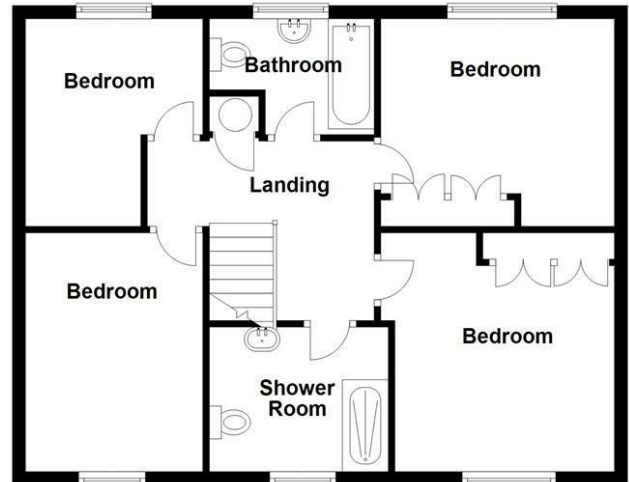
SERVICES: All main services are connected to the property.

VIEWING: To arrange a viewing please contact Fenton Jones on 01636 390000 or sales@fentonjones.com

Ground Floor



First Floor



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

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