



2 | Halloughton Road | Southwell | NG25 0LR

£285,000

FENTON JONES

Key features

- Traditional Semi Detached Home
- Three Bedrooms
- Planning permission for drive and parking
- Plans to extend under permitted development
- Elevated Position with Attractive Views
- Large Rear Garden
- Central Southwell Location
- No Upward Chain
- Minster School Catchment

Description

This 3 bedroomed property sits on a large plot with particularly generous gardens and is well maintained. There is planning permission for a driveway and parking as well as plans drawn up for a side and rear extension under permitted development rules. It is a lovely setting in a highly sought after location in Southwell.

This well presented semi detached home sits on an elevated position providing the property with both greater privacy and a pleasant outlook from both floors. The property also has the benefit of an unusually large plot with an especially big rear garden.

The existing accommodation is well presented throughout including a fitted kitchen with breakfast bar, a generous sitting room which has a feature fireplace and a lovely outlook over the fabulous rear garden and a recently re-fitted bathroom. To the first floor are three bedrooms, two of which are doubles as well as a WC.

Southwell is a thriving market town with a Minster and a great collection of independent shops, cafes and restaurants. There are a number of highly regarded infant and junior schools as well as the much sought after Minster secondary school. There is access to many different sports and recreational facilities nearby. Southwell is surrounded by countryside so there are plenty of beautiful walks right on your doorstep.



Entrance Hall

9'9 x 5'7

The front door opens into the hallway with stairs to the first floor and doors leading off to the Sitting Room and Kitchen. Engineered wood flooring.

Sitting/Dining Room

15'10 x 11'2

A generously proportioned dual purpose living and dining space. With double glazed window to the front and double glazed doors to the rear bringing lots of natural light into the room. There is a fireplace with an inset coal effect gas fire standing on a marble hearth with matching surround. Engineered wood flooring.

Kitchen

15'9 x 5'9

The kitchen has a range of both base and eye level storage units with marble effect worktops and a small breakfast bar to one end. There is a double glazed window looking out to the side of the property under which sits the sink with mixer tap and draining board. There is a freestanding cooker with gas hob and extractor fan over as well as undercounter space for a fridge, washing machine and dishwasher. Lovely ceramic tiled floor and a part glazed door leading out onto the back garden.

Bathroom

5'9 x 5'6

Fitted with a three piece suite which includes a bath with shower over, WC and wash basin. Ceramic tiled floor and fully tiled walls. Heated towel rail.

Returning to the hall stairs rise to the first floor landing

Landing

With loft hatch, radiator and double glazed window. Doors leading off to the bedrooms and WC.

Bedroom 1

12'7" x 8'9" plus recess

A good size double bedroom with dual aspect double glazed windows to the side and front of the property. Door to an over stairs storage/airing cupboard.

Bedroom 2

11'1 x 8'7

A double bedroom with fitted wardrobes to two walls. There is a double glazed window to the front of the property with views of the spire of Holy Trinity Church and beyond.







Bedroom 3

8'2 x 6'5

This bedroom is cleverly fitted with bunk beds which can also be utilised as a cabin bed with desk space beneath. There is a double glazed window to the rear looking out over the garden.

Separate WC

5'8 x 2'10

With WC and frosted double glazed window to rear. The gas powered combi boiler is housed in this room

Outside

The house sits on a significant plot with a large lawned area to the front and side of the property. Planning permission has been granted for a driveway with parking to the front (Planning Ref: 20/01722/LDC), clearance work has commenced. Drawings have been completed for a side and rear extension which have been agreed under permitted development.

There is a large garden to the rear which is accessed via a side gate. There is a patio which stretches the width of the house and leads onto the extensive lawn. There is also a garden shed.

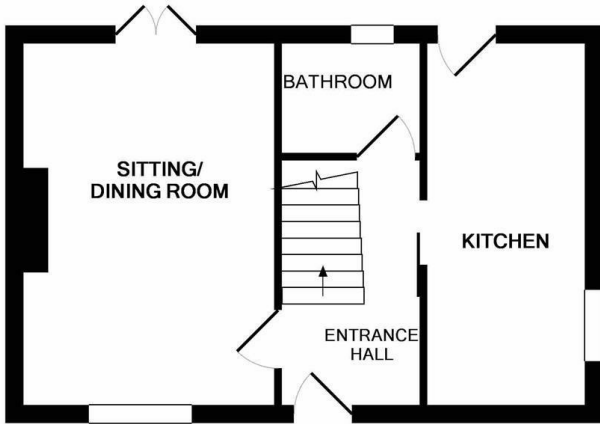
Further Information

TENURE - Freehold.

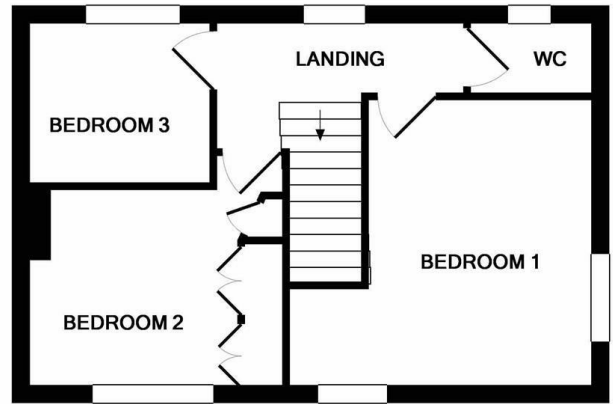
COUNCIL TAX BAND: B EPC RATING: 54/E SERVICES: All mains services are connected to the property.

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

Floor plans



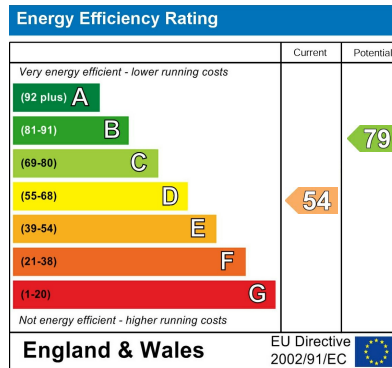
GROUND FLOOR
APPROX. FLOOR
AREA 36.1 SQ.M.
(389 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 36.3 SQ.M.
(391 SQ.FT.)

TOTAL APPROX. FLOOR AREA 72.4 SQ.M. (780 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2017



FENTON JONES

7 Church Street
Southwell
Nottinghamshire
NG25 0HQ

01636 390000

sales@fentonjones.com

<https://www.fentonjones.com>