



12 | Wakeling Close | Southwell | NG25 0JF

£695,000

FENTON JONES



Key features

- Picturesque Cul de Sac Only Minutes from the Town Centre
- Open Countryside and Views of the Minster
- 4 Bedrooms, 1 Ensuite
- Large Lounge with Inglenook Fireplace
- Extended to Include a Dining Room and Conservatory
- Beautiful South Facing Garden
- Large Detached Double Garage
- Minster Catchment

Description

We are delighted to be able to present this four bedroom family home situated on Bishops Meade at the bottom of Wakeling Close. This really is an exciting opportunity as these properties very rarely come onto the open market as with the central Southwell location and gorgeous setting they are highly sought after. It is an extended detached property which sits opposite a beautiful open green, with a lovely south facing garden backing onto open countryside and views of the Minster to the front.

Internally, there is a generous sitting room with inglenook fireplace, a good sized kitchen with room for a table and chairs, a dining room, conservatory and a snug/ library. There is also a well equipped utility room and washroom. Upstairs there are four bedrooms with one ensuite and a family bathroom. The house is immaculate and has been very well maintained.

At the front of the house there is ample parking on the drive for two cars and a large detached double garage with electric doors. The garden to the rear is lawned with several patio areas where you can sit and enjoy the sunshine. It is fully enclosed with gated access to the meadow behind.

This house sits in a charming position on Bishops Meade with no passing traffic and a lovely green to the front and a rural setting to the rear. With views of the Minster and only 10 minutes walk to the centre of town, this is a fabulous location that would be hard to beat.

Southwell is a thriving market town with a Minster and a great collection of independent shops, cafes and restaurants. There are several 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.



Porch

5'2" x 4'9"

A double glazed porch with tiled floor and room to sit and take your boots off.

Entrance Hall

11'1" x 7'2"

A central entrance hall with classic dogleg staircase. There is a coat cupboard as well as access to the kitchen, snug and sitting room.

Kitchen

17'8" x 9'10"

This good sized kitchen has a range of wall and floor units and a 1.5 sink which sits under a window overlooking the lovely rear garden. There is a Neff 5 ring gas hob, an extractor fan and an eye level double oven as well as an under counter fridge. There is a breakfast bar as well as space for a table and chairs and a window looking out to the side of the property.

Utility

10'2" x 5'10"

A well equipped utility room with plenty of built in storage as well as space for a tall fridge freezer. There is a sink and drainer and space for a washing machine and dryer. The Viessman boiler is located in a cupboard and there is an external door to the side of the property.

Snug

11'1" x 9'10"

With built in bookcases and views to the rear garden. This room leads onto the Dining room.

Dining Room

12'9" x 8'10"

A lovely light room with windows on 3 sides and views over the rear aspect. There is a glazed door to the Conservatory.

Sitting Room

20'4" x 14'5"

A generous sized room with an impressive inglenook fireplace with a tiled hearth and brick surround. There is currently an electric log burner in the fireplace but there is the potential to change this to a gas or multi fuel burner. There is a large bay window at the front overlooking the garden and Bishops Mead. To the rear there are french doors into the conservatory.

Conservatory

10'9" x 9'10"

A lovely bright room overlooking the rear garden and surrounding countryside. There are french doors out onto a patio area perfect for a sit outside with a coffee. The conservatory is accessible from both the dining room and the sitting room.







Landing

The landing has a window with a picture view of the Minster. There is also a large airing cupboard housing the hot water tank.

Bedroom 1

14'1" max x 12'1" excludes dressing area

A light filled room with a large window overlooking the back garden and Beryl's Meadow. There are fitted drawers providing plenty of storage and a walk through dressing area with built in wardrobes leading through to the ensuite.

Ensuite 3.1 x 2.6

A good sized ensuite with a corner shower, toilet and sink set in a vanity unit with mirror above and further storage.

Bedroom 2

12'1" x 9'10"

This double bedroom has fitted wardrobes and a window overlooking the countryside at the back.

Bedroom 3

9'10" x 9'10"

A double room with fitted wardrobes and a window to the rear.

Bedroom 4

9'10" max x 7'2"

Another double sized bedroom with fitted wardrobes and a window to the front with views of the Minster.

Family Bathroom

6'6" x 6'6"

There is a bath with a shower over, a sink in a vanity unit and a toilet. There is a frosted window to the front.

Outside

To the front there is a beautifully landscaped garden with a path running from the drive up to the front door. There is ample parking for two cars on the driveway. There is gated access to the back of the garage. There is a paved path leading around the side of the property past the back door and round to the rear garden.

The rear garden is a lovely, south facing garden with open aspect onto the surrounding countryside. The garden is partly lawned with two patio areas for sitting out and plenty of established plants and shrubs. There is a shed in the top corner as well as gated access to Beryl's Meadow behind the property where there is a footpath that leads towards the park or towards Crink Lane and beyond.

Garage

20'4" x 18'0"

A very large double garage with electric up and over doors and a window to the side. The high roof on the garage provides plenty of extra storage space.

Floor plans

Ground Floor

Approx. 93.4 sq. metres (1005.2 sq. feet)



First Floor

Approx. 66.1 sq. metres (711.9 sq. feet)



Total area: approx. 159.5 sq. metres (1717.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	64	
(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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