



Brooklyn | Station Road | Southwell | NG25 0UG

£585,000

FENTON JONES

Key features

- Detached contemporary bungalow in the heart of Fiskerton
- Modernised and extended
- 3 bedrooms and 2 bathrooms
- Beautiful front and rear gardens
- Open rural aspect to the rear
- Potential to create a study/ extra TV room
- Minster School catchment
- Thriving village with shop, pubs and good transport links

Description

This detached, contemporary bungalow is situated in the popular village of Fiskerton on a generous plot with open aspect views to the rear. The property has been extended and modernised to create a lovely home in a beautiful setting.

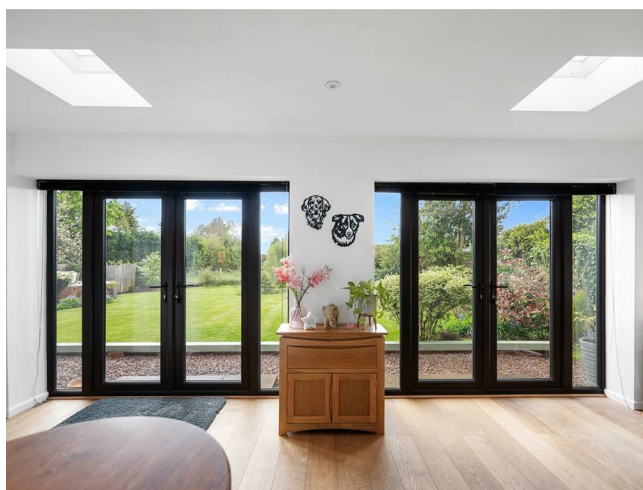
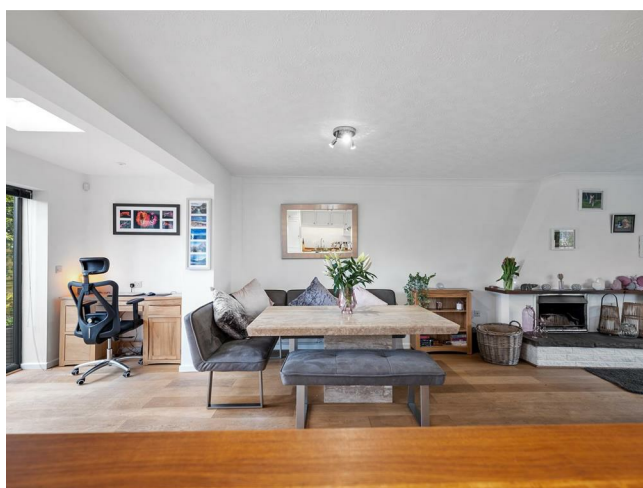
This well proportioned home offers an impressive open plan living space with French doors to the rear to really make the most of the garden and view. This light filled room also has a cosy open fire for chilly evenings.

The kitchen, dining and lounge area all blend seamlessly together to create a fantastic heart of the home space.

There are 3 bedrooms, one ensuite, and a shower room. There is a room with french doors to the garden that is currently used as a utility that could easily be repurposed to a study or TV room. The integrated garage also has glass doors so could have other uses too.

The setting of this property is exceptional. It sits within the heart of the village, setback from the road with a generous, mature front garden filled with established trees and plants. To the rear, there is an excellent sized rear garden with a beautiful open aspect that can be enjoyed from the patio, summerhouse or even hot tub!

The property is positioned in a sought after location within Fiskerton. Fiskerton is a thriving rural village with its own shop, post office and train station with direct trains to Nottingham, Newark & Lincoln. It is surrounded by beautiful countryside so there are plenty of wonderful walks right on your doorstep. Fiskerton is 3 miles away from the market town of Southwell and all that it has to offer including a great collection of independent shops, cafes and restaurants. Southwell has a number of highly regarded infant and junior schools as well as the much sought after Minster secondary school. Fiskerton is within the Minster School catchment and there are school bus services which run to the village.



Entrance Hall

12'1" x 6'6"

Through a solid wood front door with glass side panels into a hallway with an engineered oak wooden floor and a stone feature wall. There is a useful built in cloaks cupboard.

Lounge

15'1" x 13'1"

A lovely, light filled space with large floor to ceiling windows overlooking the lovely front garden. The flooring is engineered oak and there is a raised open fire with a feature chimney. This space is open plan to the kitchen/ dining area.

Kitchen Dining

20'0" x 15'1"

An extension to the rear has created a great kitchen dining space flooded with light with plenty of room for family and friends. There are skylights as well as 2 sets of french doors opening onto the gorgeous back garden with open views. The bespoke kitchen is a U shaped configuration with a range of base and wall units with solid wood worktops and a double Belfast sink. There is a Stoves range cooker with 5 ring gas hob as well as an integrated fridge freezer. The dining area has plenty of space for a large table and chairs as well as separate space for an office nook

Currently there is access to bedroom 1 off this room but this access could be changed subject to the necessary approvals and this would enable a larger kitchen to be created if required.

Bedroom 1

12'9" x 8'6"

This good sized double bedroom has french doors to the garden and beautiful open views.

Ensuite Shower room

6'6" x 5'2"

This tiled shower room has a shower, sink and wc as well as a skylight.

Inner Hall

14'5" x 3'3" m

Bedrooms 2 and 3, the wet room, the utility/ study and the garage are all accessed from this hallway. The access to bedroom 1 could be changed (subject to planning) to allow access from this hallway as well.







Bedroom 3

10'5" x 9'6"

Double room with a large window overlooking the front garden.

Bedroom 2

8'10" x 8'6"

Large window overlooking the front garden

Shower room

7'6" x 6'2"

A fully tiled, contemporary shower room with shower, sink and toilet.

Utility/study

10'5" x 10'2"

French doors to the garden and double doors to the garage. This room is currently used as a utility but could easily be changed to create a study or additional TV room.

Garage/ store room

15'5" x 9'2" max

This garage has glass bifold doors to the front rather than a standard garage door and a window to the side so could lend itself to being used for other purposes if required.

Front Garden

The house is accessed through large decorative metal gates leading to a generous tarmac driveway with plenty of space for several cars. There is a mature landscaped front garden with lawned area, established trees, hedges and borders. There is gated side access to the rear garden.

Rear Garden


This garden is just glorious with a generous lawned area and beautiful plants and shrubs and open views across the field to the rear. The garden is secure and not overlooked and there is a charming summer house as well as a hot tub and a shed to the side of the house.

Floor Plan

Approx. 111.8 sq. metres (1203.2 sq. feet)



Total area: approx. 111.8 sq. metres (1203.2 sq. feet)

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