



34 Becketts Field | | Southwell | NG25 0RY

£565,000

FENTON JONES

Key features

- Detached home on the award winning Becketts Field development
- Four bedrooms, including master with ensuite
- Spacious downstairs living
- Enclosed landscaped garden
- Open plan kitchen dining room
- Contemporary finishes
- Detached garage and parking
- Southwell Minster catchment

Description

Looking for a ready to move into family home in the heart of Southwell? This attractive, detached four bedroom home sits on an enviable plot at the entrance to the award winning Becketts Field development in Southwell.

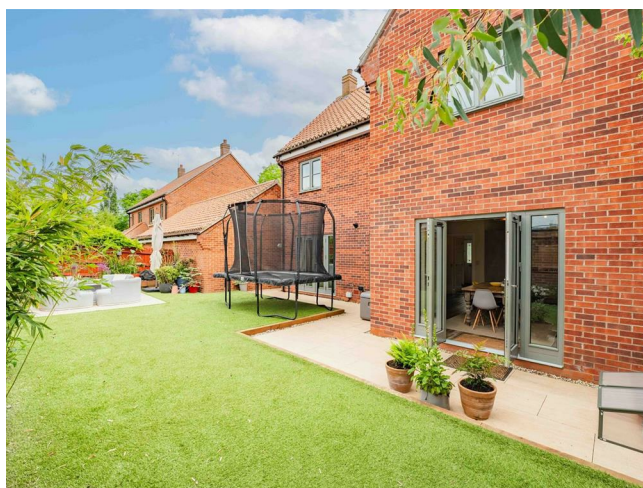
This spacious family home has a lovely contemporary feel with grey gloss kitchen, open double height hallway and modern bathroom and ensuite. The generous downstairs living space includes a large double aspect lounge, open plan kitchen diner, as well as a utility room, downstairs washroom and home office/playroom.

Upstairs there are four bedrooms, including a master bedroom with ensuite, and family bathroom, all leading off a beautiful galleried landing that gives a fabulous feeling of space and light.

There is a landscaped walled garden with astroturf lawn, tiled patio areas and raised railway sleeper beds, which feels surprisingly private and not at all overlooked. There is a shared driveway that leads to the detached garage with parking. With open aspect at the front onto a beautiful wildflower grassland.

The house is positioned on the prestigious Miller homes development on the southern edge of Southwell. The residential project of 35 homes was completed in 2020.

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 Hallway 2.9m x 4.2m (max)

A spacious hallway with double height ceiling above the open staircase and galleried landing above. A lovely bright space with part glazed front door with windows to either side and wood effect flooring which flows through to the kitchen diner. Doors leading off to the sitting room, home office, cloakroom storage and downstairs washroom.

Sitting Room 6.2m x 3.2m

A good sized sitting room with double aspect views, with a window out to the front of the property and a set of glazed french doors with floor to ceiling glass panels either side opening out onto the back garden.

Home Office 2.9m x 2.6m

Could also be a great kids playroom. With window out to the front.

Downstairs Washroom 1.6m x 1.1m

Fitted with toilet and sink.

Kitchen Dining Room 4.2m (max) x 5.9m (max)

A contemporary style kitchen with grey gloss units and wood effect worktop. There is an integrated fridge freezer, dishwasher and double oven as well as a 5 ring gas hob with hood over and stainless steel splash back. There is space for a large dining table in front of the french doors which open out onto the patio and rear garden. Windows out to the side and rear of the property. Wood effect flooring.

Utility Room 1.6m x 1.9m

There is space for a washer and dryer underneath the worktop as well as a cupboard. The combi boiler is housed in an eye level cupboard. Wood effect flooring.

Stairs to First Floor

Gallery Landing 4.2m x 3m

With central stairs and a window to the front. There are doors to all the bedrooms and the main bathroom as well as an airing cupboard and loft access.







Master Bedroom 5.3m (max) x 3.4m

A good sized master bedroom with 2 windows overlooking the rear garden.

Ensuite 2.2m x 2m

Fitted with a large waterfall shower plus handheld shower. Sink, toilet and heated towel rail. Tiled floor and frosted window to the side.

Bedroom 2 3.2m x 3.1m

Double room with window to the rear garden.

Bedroom 3 3.2m x 2.9m

Double room with window to the front.

Bedroom 4 2.9m x 2.2m

Window to the front.

Family Bathroom 2.6 x 1.8m

Bath with wall mounted taps and shower. Toilet, sink and heated towel rail. Tiled floor and frosted window to the rear.

Garden

A beautiful walled garden that feels very private. Landscaped with an astroturf lawn that is bordered with railway sleepers and flowerbeds that are filled with a host of lovely plants and flowers. To one end of the garden is a tiled patio area surrounded by raised railway sleeper beds, a gorgeous spot to sit in and soak up the sun. There is a tiled path that runs from the side gate across the rear of the house and opens out into a larger patio in front of the french doors to the kitchen.

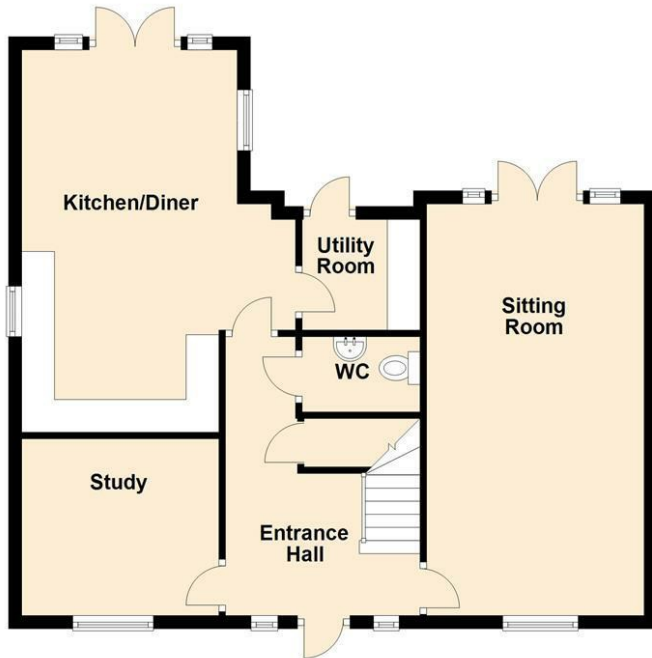
Frontage

There is a tarmac driveway, that is shared with one other property, which leads to the garage with up and over door, electric car charger and parking. To the front of the house there is a small lawn to either side of the path leading up to the front door. This property has a beautiful front outlook with an open area of grassland to the front and side of the private drive.

Floor plans

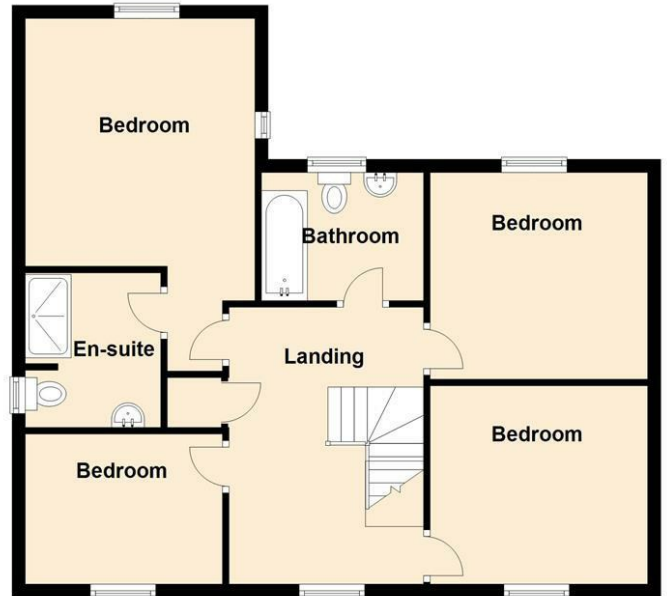
Ground Floor

Approx. 66.9 sq. metres (720.2 sq. feet)




First Floor

Approx. 68.0 sq. metres (731.8 sq. feet)



Total area: approx. 134.9 sq. metres (1452.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		84	
(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 	

FENTON JONES

7 Church Street
Southwell
Nottinghamshire
NG25 0HQ

01636 390000

sales@fentonjones.com

<https://www.fentonjones.com>