



Avondale House Avondale Lane | | Southwell | NG25 0FU

Offers in excess of £900,000

**FENTON JONES**

## Key features

- Contemporary family home completed in 2017
- Approx 2800 square feet of flexible accommodation
- Excellent B energy rating
- Great kitchen diner opening to the garden
- 3 additional reception rooms
- 5 beds including 2 en-suites
- Landscaped gardens front and rear
- Double garage and parking for 3 cars
- Located on a private road in walking distance of schools and shops

## Description

A stunning 5 bed family home completed in 2017 offers a new owner a fantastic ready-to-move into property, providing a quiet haven within walking distance of Southwell's bustling town centre. The house sits at the end of a private road on a generous plot with a secluded back garden. At nearly 2,800 square feet, this property offers space and flexibility for a family.

Approaching this handsome house, a striking view of the oak staircase through the double-height window emerges. Upon entering, the spacious entrance is bathed in natural light. The sizeable kitchen dining room provides a lovely social space, housing a central island and breakfast bar seating, as well as plenty of room for a dining table and chairs.

Moving through the double doorway reveals a second reception room, currently used as a dining room. Bi-fold doors and a picture window floods natural light into the room and provides access to the garden. Connected by another set of doors you will find a generous sitting room, ideal for hosting guests or a quiet night-in. Additionally, a third reception offers the perfect home office.

Upstairs, there is a striking galleried landing full of natural light. Here you will find 5 good sized bedrooms, 2 of which en-suite, alongside a family bathroom.

In addition to the front garden, a well-sized rear garden offers a secluded entertaining spot fit for the whole family as well as plenty lawned garden.. The double garage provides parking for 2 cars and great storage space. There is parking for several cars in front of the garage.

Particular attention has been paid to creating an energy efficient home, demonstrated by the rain-water capturing system and reflected in it's B energy rating.

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.



## Front

An attractive home with contemporary glazing and stone detailing above and below the windows. With a double garage, gravelled driveway and parking for several vehicles.

## Entrance Hallway 6.2m x 2.3m

Step through the front door into this dramatic entrance hallway with double height ceiling and galleried landing above. The hallway is filled with light from the windows to either side of the front door and the stunning floor to ceiling window wall to the front of the property. There is a large double doored cupboard with plenty of cloakroom space for coats and shoes. Solid oak doors to the study, downstairs washroom, kitchen and double doors through the sitting room. The whole of the ground floor is fitted with beautiful engineered oak flooring and underfloor heating.

## Kitchen 6.1m x 4.6m

A wonderful family kitchen with views out to the rear garden through a large window and fully glazed set of french doors which open onto the patio. Stylishly fitted with a mixture of stone gloss and wood effect cabinets with beautiful quartz worktops. There is plenty of storage space in this kitchen, including a wall of floor to ceiling units which also house the integrated fridge freezer and Siemens double oven with microwave. The large central island with Franke sink with Flexispray mixer tap, integrated dishwasher and additional storage space. The breakfast bar, with space for four seats, to one side of the central island provides the perfect spot to sit and chat at whilst busying in the kitchen. There is also space for a table and chairs in front of the double doors to the garden. There is an integrated Sonos system in this room. With contemporary porcelain tiled flooring, with underfloor heating, and doors to the utility room and dining room.

## Utility Room 3.1m x 1.9m

A well thought out utility room with grey gloss cabinets including a full height larder cupboard perfect for storing away the Hoover and ironing board. With laminate countertop, stainless steel sink and space for a washer and dryer. Window and door to the rear garden.

## Dining Room 4.7m x 4m

A beautifully light room with a wall of floor to ceiling windows with picture views of the side garden. There is also a full wall of bi-folding glazed doors which open out onto the tiled patio and rear garden. A lovely dining space with plenty of space for a large family table and chairs. A set of oak double doors open through to the sitting room.

## Sitting Room 6.5m x 4.7m

A spacious room with window looking out to the front garden and three smaller windows out to the side garden. There is a contemporary wall mounted gas fire and oak flooring, with underfloor heating, that flows through from the dining room into this room. Double doors to the entrance hallway.

## Study 3.7m (max) x 3.2m

A good work from home space with oak flooring and window to the front of the property.

## Downstairs Washroom 1.8m x 1.1m

With contemporary tiled wall and porcelain tiled floor. Fitted with a toilet and a sink in a wall mounted vanity unit with mirror over.

## Stairs for First Floor

A stunning open bespoke oak staircase, wonderfully lit by the wall of floor to ceiling windows looking out over the front garden.







#### Landing 7.8m x 2.4m

A fabulous open space with galleried landing over the entrance hallway. The landing is flooded with natural light from the large window out to the front of the property and two Velux roof lights. With doors off to the bedrooms, family bathroom and an airing cupboard. Loft access.

#### Master Bedroom 4.6m x 4.3m

A fabulous master bedroom with a window looking out over the side garden and open doorway through to a dressing area, which is fitted with white gloss wardrobes. Door through to the ensuite.

#### Ensuite 2m x 1.5m

A beautifully tiled ensuite with herringbone tiled walls and porcelain floor tiles. Fitted with a large shower cubicle with sliding door, a sink in wall mounted vanity unit and a toilet. There are two frosted windows to the side of the property.

#### Bedroom 2 4.7m x 3.9m

A good sized second bedroom, which could equally serve as the master bedroom, with window to the front of the property and a full wall of in built wardrobes with grey high gloss finish. Door through to the ensuite.

#### Ensuite 1.9m x 1.5m

With porcelain floor tiles and contemporary tiling around the large shower cubicle. Fitted with a sink in wall mounted vanity unit with illuminated mirror above, toilet and heated towel rail.

#### Bedroom 3 4.6m x 3.2m

A large double bedroom with window looking out over the rear garden.

#### Bedroom 4 3.6m x 3.2m

Double bedroom with window to the rear of the property,

#### Bedroom 5 3.4m x 3.2m

Double bedroom, currently used as a playroom, with window out to the front of the property.

#### Family Bathroom 3.2m x 1.6m

Fitted with a corner shower cubicle, double ended bath with central taps, and floating sink in a vanity unit with illuminated mirror above. The floor has porcelain tiles and there is a heated towel rail. There is a frosted window to the rear.

#### Garden


The front garden is laid to lawn with a front path leading up to the front door. There are established borders directly in front of the house. There is a traditional low wooden fence on the front boundary.

This fabulous, private rear garden is fully enclosed with fenced boundaries and wraps around from the rear to the side of the home. There is a grey tiled patio which runs the full width of the property and connects to a raised decking area with lawns to either side. There are steps up from the decking to the large side lawn, a fabulous play area for little ones. There is access to the front of the property through the pedestrian gate in between the house and the garage. There is also a side door to the garage.

# Floor plans



Total area: approx. 257.2 sq. metres (2768.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>	86	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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