



6 | Monckton Drive | Southwell | NG25 0AW

£475,000

FENTON JONES



## Key features

- 2 bedroom detached bungalow in a sought after location
- Within walking distance of Southwell town centre and amenities
- Single garage and driveway parking for several vehicles
- Fully enclosed, level southwesterly facing garden
- No onward chain
- Quiet cul de sac location

## Description

A rare opportunity to purchase a detached two bedroom bungalow in a highly sought after location within the centre of Southwell.

There is a large driveway to the front of the property, edged with established borders and ample parking for several vehicles. The driveway leads up to the single garage with electric up and over door.

Inside the property there is a good sized kitchen with lovely views over the rear garden, a utility room with back door out to the garden, as well as a dining room and sitting room. There are two double bedrooms and a large wet room style bathroom with walk in shower as well as a second washroom and large storage room or potential study.

The well established southwesterly facing rear garden has a large paved patio and a good sized lawn. Bordered with fencing this garden is completely enclosed, with access to the front of the property through pedestrian gates to either side of this home.

Situated on a quiet cul de sac, the property is within easy walking distance of Southwell town centre and its amenities. Southwell is a thriving market town with a Minster and a great collection of independent shops, cafes and restaurants.



## Front

A tarmac driveway with parking for several vehicles. With planted borders to the front and side of the driveway.

### Entrance Hall 2.4m (max) x 5.8m (max)

The front door, with full length opaque windows to either side, opens into the entrance hall. There is large double doored cloakroom cupboard and an airing cupboard, which houses the water tank, with shelving above. The entrance hall connects through to the main hallway, with doors off to all rooms.

### Kitchen 3.7m x 2.1m

Fitted with a range of base and wall units with a laminate countertop. There is an integrated Hotpoint double oven with Hotpoint extractor over as well as a Fagor induction hob. The stainless steel sink sits beneath a window out to the rear, with lovely views over the garden. Door through to the utility room.

### Utility Room 2.3m x 1.5m

With window and door to the rear garden. Fitted with a base unit with space for a washer/dryer next to it, with stainless steel sink above and laminate countertop. There is a white wall cupboard unit which sits next to the Ideal Logic boiler.

### Dining Room 3.7m x 2.6m

A beautifully light room with a large window and fully glazed door out to the rear patio and garden. With serving hatch through to the kitchen and open doorway through to the sitting room.

### Sitting Room 4.4m x 3.5m

With a window to the rear and one to the side of the property. There is a brick built fireplace with cast iron insert, tiled hearth and wooden mantle.







**Storage room/Study 1.3m x 1.4m**

A large storage room which could also be used as a study.

**Bathroom 2.3m x 2.4(max)**

A fully tiled bathroom fitted with a sink in a vanity unit, toilet, heated towel rail and a large walk in shower. With frosted window to the side of the property.

**Bedroom 1 3.9m (max) x 3.4m (max)**

A double bedroom with fitted wardrobe. There is a window looking out to the front of the property and one to the side.

**Bedroom 2 2.5m x 3.6m**

A double sized bedroom with window to the front of the property.

**Washroom 1.5m x 1.3m**

Fitted with a toilet and sink.

**Rear garden**

A lovely southwesterly facing garden with large tiled patio and a good sized lawn. The garden has a wonderful variety of established plants and trees, including a beautiful rosebed to the edge of the patio. The garden is fully enclosed with a fenced boundary and a large wooden shed. There are pathways to either side of the property and pedestrian gates leading to the front of the property. There is an access ramp to the garden from the rear door in the utility room.

**Garage 4.8m x 2.3m**

With electric up and over garage door. The fuse box is housed in the garage.

Floor Plan

Approx. 86.2 sq. metres (927.7 sq. feet)



Total area: approx. 86.2 sq. metres (927.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(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	

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