



10 | Wands Close | Southwell | NG25 0JT

£750,000

FENTON JONES



Key features

- Extended and fully modernised, contemporary 4 bed home
- All done - new roof, windows, heating, kitchen and bathrooms
- Fabulous family kitchen dining space
- 4 excellent sized double bedrooms
- Private landscaped South Westerly facing garden with views over the countryside
- Less than 10 minutes walk to shops and schools
- Plenty of parking and space for a double garage if required (STP)
- Minster school catchment

Description

SOLD PRIOR TO MARKETING

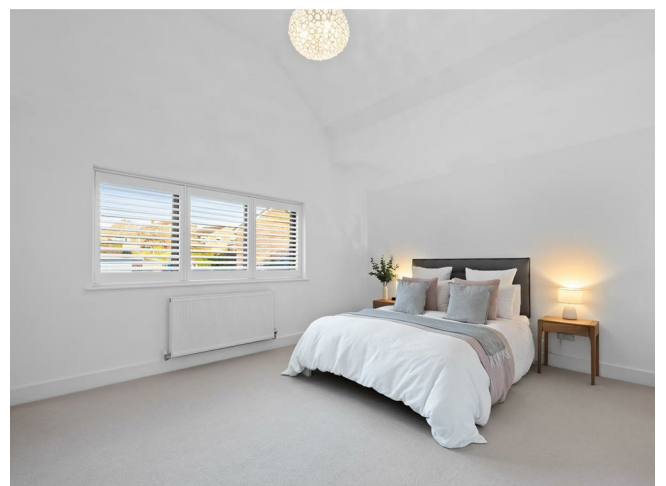
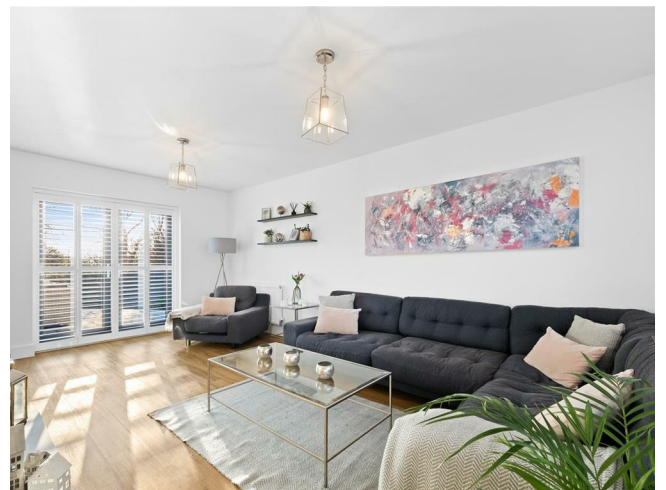
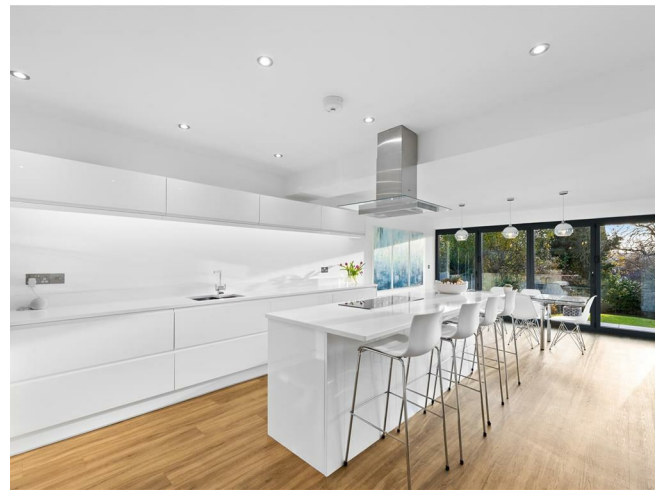
This fantastic four bedroom family home has been completely renovated by the current owners to create a spacious home that is ready to move into. Centrally located in Southwell; it is only a hop, skip and a jump to the shops and schools so, if you are looking for a one off house that is ready to enjoy and super convenient for town, this could be the one for you.

The house has been extended and reconfigured to create a wonderful feeling of space which is apparent as soon as you walk through the front door into the generous, light filled entrance and hallway. There is a fabulous kitchen dining room with two sets of bifold doors out onto the patio, perfect for family gatherings and entertaining. The contemporary kitchen has a large central island with seating for four and plenty of cupboard space. The utility room is unusually large, almost a second kitchen, with further counter space and storage. The sitting room is a cosy family space with a log burner and french doors to the back garden. There is also a generous sized study and downstairs WC.

Upstairs there is a beautiful galleried landing with doors off to 4 good sized double bedrooms. The master bedroom has a dramatic cathedral style ceiling and a wall of built in wardrobes as well as an ensuite. The family bathroom has a stylish freestanding bath as well as a shower cubicle.

There is plenty of parking to the front of the property with further space to the side of the house to build a garage (subject to planning). To the rear, the fully enclosed private garden has been landscaped with a large lawn and gorgeous views across the countryside from the spacious patio.

The house is brilliantly positioned with Southwell town centre just a short walk away. Southwell is a thriving market town with a Minster and a great collection of independent shops, cafes and restaurants.



Entrance Hall

21'7" (max) x 14'9" (max)

A contemporary style front door, with a window to the side, opens into a spacious entrance hall with two full height picture windows to the side of the property. With beautiful wood effect LVT flooring, which is fitted throughout the downstairs of this home. There is an open doorway to the study and doors off to the kitchen, sitting room and WC. To the end of the hallway is a contemporary staircase with glass balustrade which leads to the first floor, past a double height picture window to the front of the property.

Study

17'4" x 8'10"

A lovely light room with floor to ceiling windows to the front and side, both fitted with plantation shutters. There is a wall cupboard which houses the fuse board.

Kitchen Dining

24'11" x 13'5"

A fantastic space with a spacious contemporary kitchen as well as plenty of room for a family dining table. This room was extended as part of the renovation work and has 2 sets of bifold doors that completely open up onto the large patio creating a fabulous indoor/outdoor entertaining space. The kitchen is fitted with white gloss cabinets with a white quartz worktop. There is a generous sized central island with a Neff 4 ring induction hob with Neff stainless steel and glass extractor over. The island also has storage draws as well as an integrated fridge and wine fridge. There is loads of storage in this kitchen with 2 full height pull out pantry cupboards that flank an integrated double oven and microwave. There is a stylish Abode 1.5 inset sink as well as a built in dishwasher. The wall cupboards are up and over style and many of the deep drawers have additional hidden drawers. There is underfloor heating throughout this room.

Utility

10'5" x 10'2"

There are french doors out onto the patio. This room offers further storage with a bank of floor to ceiling built in storage cupboards as well as wall and floor cupboards and a 1.5 sink. Originally this room had been the dining room and could be repurposed if required.

Sitting Room

18'4" x 11'5"

A lovely light filled room with a window overlooking the front of the property and french doors onto the rear patio. Both the window and french doors are fitted with plantation shutters. This sitting room could also be a really cosy family space with a beautiful cast iron log burner which sits on a granite hearth.

Upstairs Landing

18'0" x 6'10"

A spacious part galleried landing with picture window to the front of the property and doors off to the bedrooms and family bathroom. There is also a large storage cupboard where the boiler is housed. Access to the boarded loft.







Master Bedroom

16'4" x 11'1"

This room has been modernised to create a fantastic master bedroom suite with double height cathedral ceiling. There is a large window to the front with plantation shutters and a full wall of sliding wardrobes comprising hanging space as well as shelves and drawers. Door through to the ensuite.

En suite

8'2" x 4'11"

Fitted with a large shower cubicle with a rainfall as well as a handheld shower. There is a sink in a wall mounted vanity unit with drawers underneath and a toilet. With frosted window to the side.

Bedroom 2

12'9" x 10'9"

Double room with window to the rear with plantation shutters.

Bedroom 3

10'5" x 10'5"

Double room with window to the rear with plantation shutters.

Bedroom 4

11'9" x 10'5"

Double room with window to the rear with plantation shutters.

Family Bathroom

A lovely main bathroom with a contemporary free standing bath with floor mounted tap and hand held shower. There is an inset shower cubicle with rainfall and hand held shower and a wall mounted vanity unit with sink and storage drawers. With toilet, 2 heated rails and frosted window to the front. An extra pump has been installed in the loft to ensure that both showers can run at full power simultaneously.

Front

The property is accessed via a private drive that has been recently tarmaced and is shared with the neighbouring house. The front of the property has a fenced boundary with a raised bed and there is parking for several cars as well as space to build a garage (STP) if required. There is gated access to the rear of the property on both sides.

Rear Garden

There is a large patio area, a fabulous space for entertaining, with steps down to the lawn. The South West facing garden is fully enclosed and is surprisingly private. The house sits on an elevated plot so there are lovely views across the countryside toward Brackenhurst. To one side of the house there is a large area which currently houses the sheds but could also be used as additional parking or potential space for a garage. To the other side of the house is a footpath with space for wood stores and a gate to the front.

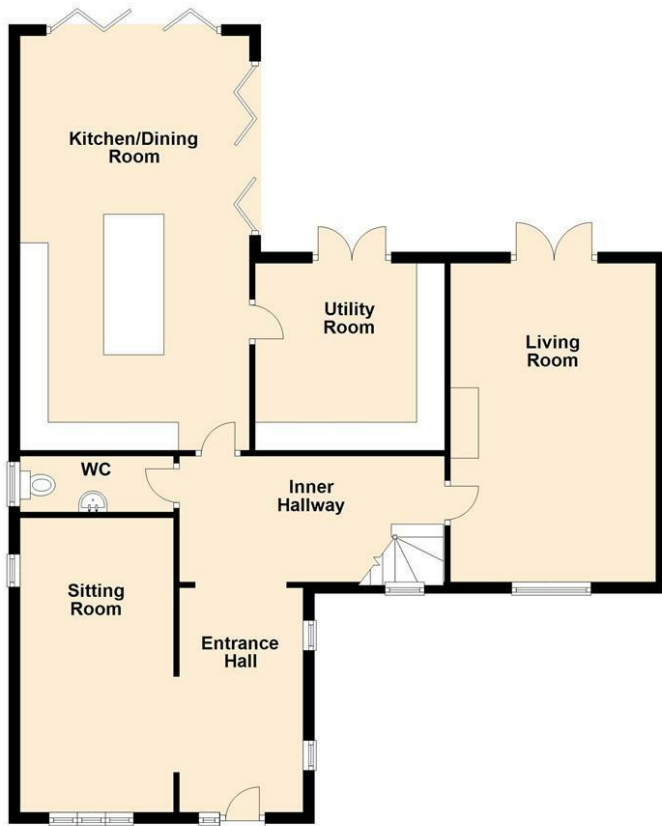
Services and further information

All mains services are connected to the property.

Floor plans

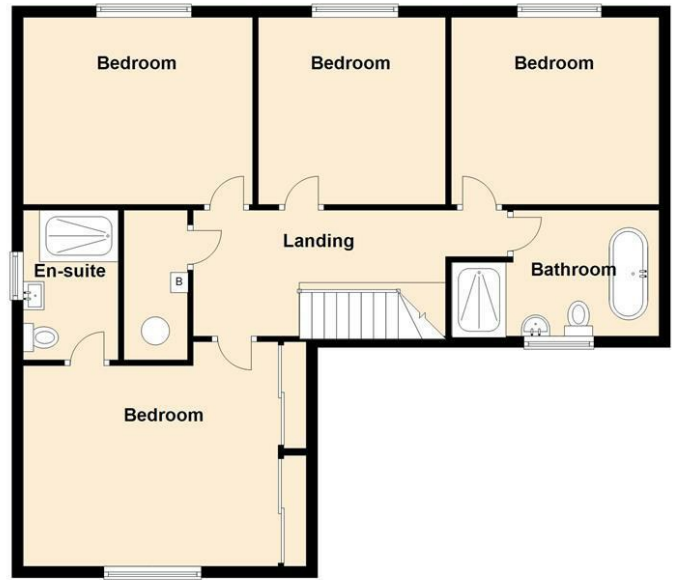
Ground Floor

Approx. 101.0 sq. metres (1087.7 sq. feet)




First Floor

Approx. 84.6 sq. metres (910.3 sq. feet)



Total area: approx. 185.6 sq. metres (1998.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(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>