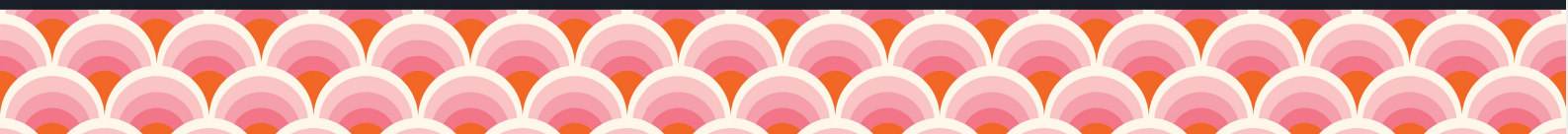




15 Wakeling Close | | Southwell | NG25 0JF

£765,000

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## Key features

- Picturesque cul de sac only minutes from the town centre
- Views of Southwell Minster and the open countryside
- 4 bedrooms, 1 ensuite
- Extended to create a beautiful open plan kitchen, dining and living space
- Modernised throughout
- Separate sitting room with inglenook fireplace
- South facing garden with garden room/home office
- Double garage
- Minster School Catchment

## Description

A beautifully updated four-bedroom family home in a highly sought after location within walking distance of Southwell town centre.

This thoughtfully designed home sits in the pretty cul de sac of Wakeling Close, believed to be named after the 7th Bishop of Southwell, Reverend Denis Wakeling.

Originally built in the 1980's, this property has been completely updated throughout. In 2018 the current owners added an extension to the rear, creating a wonderful open plan kitchen, dining and living space. This classically contemporary room has a bespoke Burbidge & Son wooden kitchen with high end Bosch kitchen appliances. There is plenty of room for a dining table and the extended living space with cathedral ceiling and full height picture window provides a sunny spot to sit and enjoy the gorgeous south facing garden.

There is also a separate dining room and sitting room. The sitting room has a charming Inglenook fireplace, with attractive Limestone surround and contemporary fire which creates a cosy feel to this spacious sitting room with views over Bishops Meade.

Upstairs there are four bedrooms including a lovely master with contemporary ensuite. The chic Utopia bathroom and ensuite have been finished to a high standard with a lovely neutral colour palette.

The fully enclosed rear garden has a large patio area, beautifully tiled with Sandstone, perfect for a spot of al fresco dining. From the patio there are steps up to the lawn, bordered with established plant beds. In the corner of the garden there is a lovely garden room, a versatile space which could also serve as a home office as it is fully insulated and fitted with lighting and power points.

With views of Southwell Minster from the front of the property and Beryl's meadow with open countryside to the rear; this location is difficult to beat if you are looking for a slice of the countryside within easy reach of Southwell and all that it has to offer.



#### Frontage

The property is situated at the end of the cul de sac, bordering onto the open grassland of Bishops Meade. To the front of the property is a driveway with parking in front of the double garage. There is a lawn area to the front with a pretty planted border and access to the rear garden via the pedestrian gate to the side of the property.

#### Porch 2m x 1.2m

6'6" x 3'11"

Front door with windows either side. Glazed door through to hallway.

#### Hallway 4.5m x 2.2m

Light and airy entrance hall with Karndean flooring and stairs leading to the first floor. Under stairs storage area and radiator with cover. Archway through to the washroom. Doors to sitting room, dining room and kitchen.

#### Sitting Room 4.6m (max) x 4.4m (max)

Feature inglenook fireplace with windows to either side. Contemporary gas fire in a limestone surround. Large bay window overlooking the front garden and Bishops Meade.

#### Dining Room 3.9m x 3m

Single door to the garden with windows to either side.

#### Washroom 1.3m x 1.1m

Sink with storage under and toilet. Karndean flooring.

#### Kitchen 4.2m x 2.6m

Burbridge bespoke wood kitchen in soft grey with quartz countertops and splashbacks. Stainless steel inset sink underneath the window overlooking the back garden. 4 ring induction Bosch hob with contemporary extractor hood over. Double Bosch oven including a microwave and warming drawer. Integrated dishwasher and fridge freezer. Ceramic tiled floor with underfloor heating. Door to utility.

#### Dining and Living area 6.3m x 2.6m

The kitchen flows through into the dining area, with space for a family sized table and chairs. The extended living space is a beautifully bright addition, with cathedral ceiling, Velux windows and windows to all three sides of the room looking out to the garden. There are a set of french doors which open out onto the patio. Ceramic tiled floor with underfloor heating.

#### Utility 2.8m x 1.5m

With full height cupboards to one end and a base cabinet with space for a washer and dryer to either side. Laminate worktop with stainless steel sink. The Worcester boiler is housed in the utility room. With door through to the garage and partially glazed door out to the rear garden.

#### Stairs to First Floor

Leading to a lovely part galleried landing with window to the front of the property and views of Southwell Minster. With door to the airing cupboard, housing the water tank with shelving above. There is loft access to the fully boarded loft via a pull down ladder.











Master bedroom 3.8m x 3.5m

Double bedroom with window to the front overlooking Bishops Meade. With a wall of inbuilt wardrobes and door through to the ensuite.

Ensuite 3.6m x 1.7m

Fitted with a large walk in shower with both a rainfall and handheld shower head. There is a suspended sink in a vanity unit with drawers below and illuminated mirror unit above as well as a toilet and a large heated towel rail. The ensuite is fully tiled with porcelain tiles to the walls and floor. With a frosted window to the side of the property.

Bedroom 2 3.8m x 3.1m

Double bedroom with window to the rear looking out to the garden and countryside beyond. With a double doored inbuilt wardrobe.

Bedroom 3 4.2m x 2.9m

A double bedroom with window to the rear of the property.

Bedroom 4 3m x 2.3m

With window to the front of the property.

Bathroom 2.4m x 1.9m

A contemporary styled family bathroom with double ended bath, wall mounted sink with storage below, recessed shower cubicle, toilet and a large heated towel rail. Fully tiled with porcelain tiles and frosted window to the rear.

Garden

A beautiful south facing garden with fenced boundary and pedestrian gate to the front of the property. With path leading from the side of the property across the rear of the house to a large patio with lovely Sandstone tiles. There are steps up from the patio to the large lawn area, bordered with a host of different plants and flowers. There is a good sized shed tucked away to the side of the house, great for garden storage.

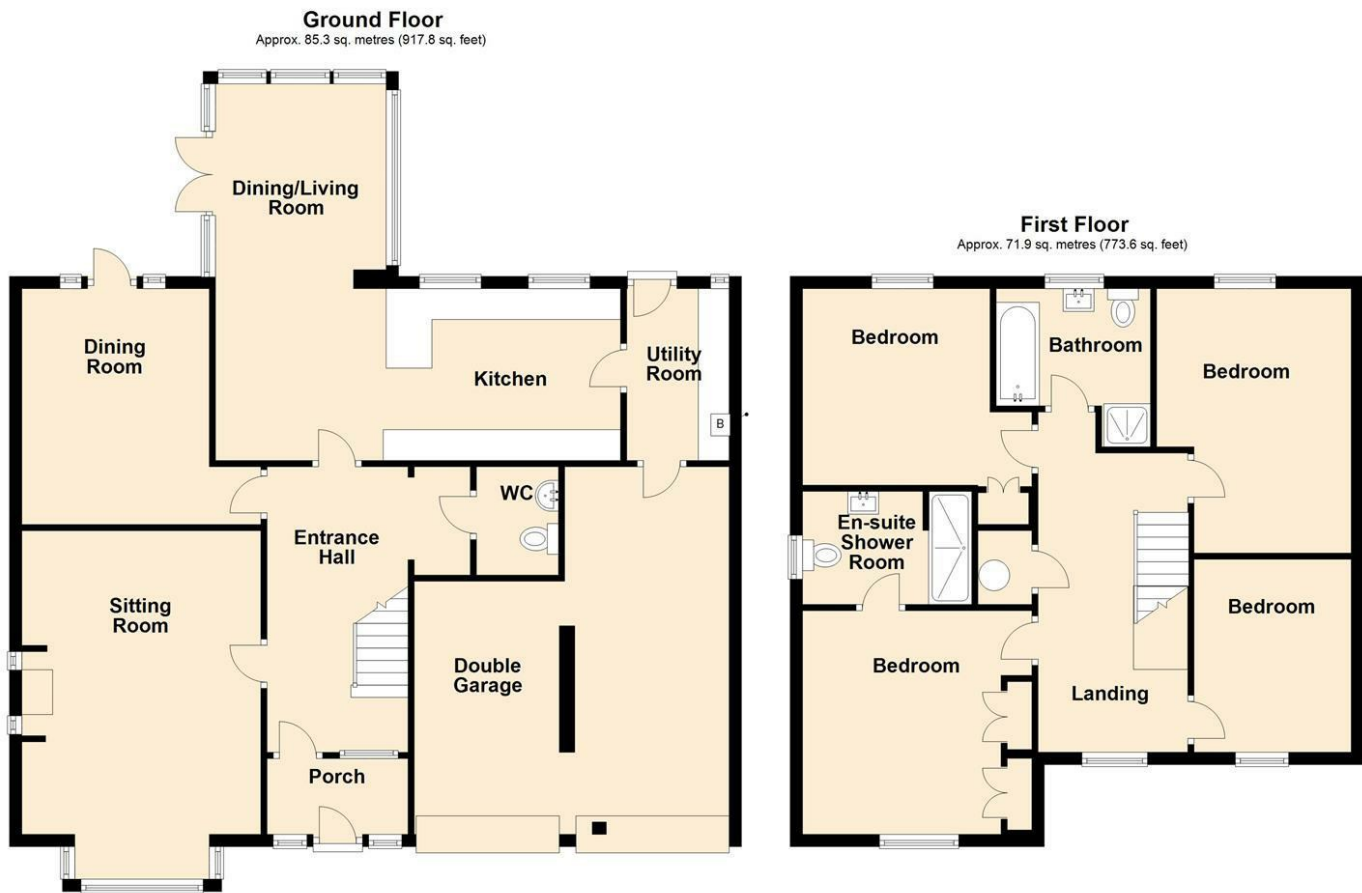
Garden Room 3.4m x 2.4m

A fully insulated garden room, which could also be used as a home office, with windows and french doors out to the garden.

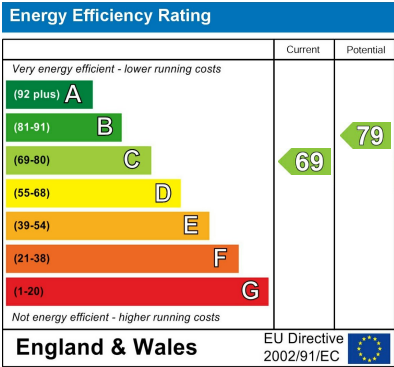
Garage 5.2m x 5.8m (max)

Fitted with two insulated up and over garage doors. With vinyl tiled flooring and access to a loft space above.

Floor plans



Total area: approx. 157.1 sq. metres (1691.4 sq. feet)



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