



5 | Beaumont Avenue | Southwell | NG25 0BB

£545,000

FENTON JONES



## Key features

- Lovely family home in the heart of Southwell.
- Set in a great plot on an established development
- Spacious kitchen diner across the rear
- Integral garage converted to a den/study
- 4 double bedrooms with generous storage
- Space to the side to extend STP
- Off road parking with space for several cars
- Easy walking distance to local schools and shops

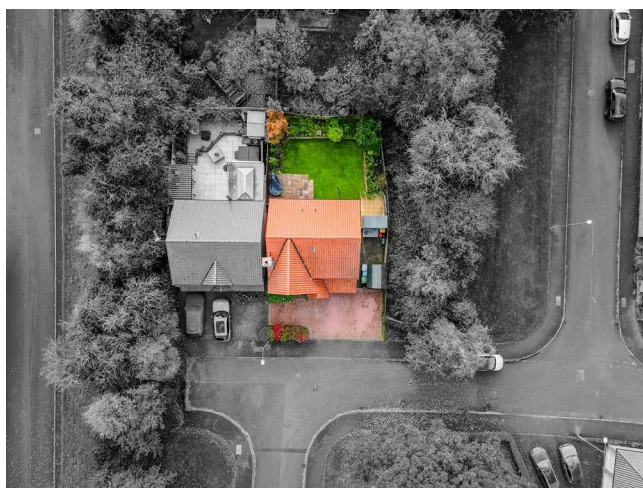
## Description

This attractive detached family home sits beautifully within a sought after development in Southwell. The property features an elegant façade combining red brick and light grey render with Tudor-style detailing, complemented by a striking red front door. A generous block-paved driveway provides ample off-street parking, framed by mature shrubs and colourful planting. The home enjoys a pleasant and established setting with a private tree-lined boundary enhancing its charm and sense of privacy.

Inside, the property offers spacious and versatile accommodation across two floors; ideal for growing families or those seeking a comfortable, flexible layout. The open-plan kitchen and dining room forms the heart of the home, with direct access to the garden for effortless indoor-outdoor living. Two separate reception rooms provide the versatility for a formal lounge and a snug or home office, catering perfectly to modern family life and hybrid working. Upstairs, there are four double bedrooms, each thoughtfully designed with built-in storage and plenty of natural light. The master bedroom enjoys ample fitted storage and a calm, restful feel, while the additional bedrooms provide space for family or guests.

Outside, the private rear garden offers a wonderful retreat with a patio for entertaining, a neat lawn for children to play on and charming raised borders for keen gardeners. The spacious herringbone driveway ensures ample off-road parking, adding to the property's practicality and appeal.

With its blend of style, comfort and functionality this home offers the perfect balance of modern family living and everyday convenience all within easy reach of Southwell's excellent amenities.



#### Frontage

To the front of the property there is a spacious driveway, with parking for several vehicles. With gate to the side of the house leading through to the rear garden.

#### Front Hall 4.6m x 1.7m

Step through the front door into a bright and spacious hallway. The long corridor sets the tone for the home's generous proportions, with the staircase to the first floor to one side. From here, there is access to the second lounge/snug and the open plan kitchen dining room. Practical under-stairs storage completes this functional yet elegant entrance space.

#### Study 4.9m x 3.1m

A wonderfully versatile room that can be styled to suit your lifestyle, perfect as a cosy snug, playroom or spacious home office. A large front facing window floods the room with natural light whilst the wood effect flooring adds warmth and texture.

#### Living Room 4.9m x 3.1m

A beautifully proportioned living space with a large front window that draws in plenty of natural light. At its heart sits a stylish gas-effect fireplace set upon a marble hearth with a contemporary wood surround, a perfect focal point for cosy evenings. Double doors open directly into the kitchen dining room, allowing the option for an open plan entertaining if required.

#### Kitchen & Dining 2.9m x 6.1m

The hub of the home: a bright, contemporary space ideal for both everyday family life and entertaining. A large window overlooks the rear garden and double doors open out onto the patio, seamlessly blending indoor and outdoor living. The kitchen features a comprehensive range of units and is fitted with a Neff eye level double oven, an AEG induction hob with extractor above, an integrated dishwasher and a 1½ stainless-steel sink. There is also an integrated wine rack and a breakfast bar with seating for three to four people. The open dining area easily accommodates a family-sized table, making it a wonderful space for socialising and mealtimes.

#### Utility 1.7m x 1.5m

Through the kitchen you will find the utility room. Fitted with both floor and wall units, with space for a washer and dryer beneath the countertop. Door to the rear garden and washroom.











#### Washroom 1.5m x 1.1m

Attached to the utility, the washroom is fitted with a toilet and sink. With obscured glass window to side.

#### Landing 2.6m x 1m

Spacious landing with an airing cupboard which houses the boiler with shelves above. Loft access.

#### Master Bedroom 4.6m x 3.3m

A generous principal bedroom with a front-facing window, built-in double wardrobe and an additional storage cupboard. With door to the ensuite.

#### Ensuite 1.7m x 2m max

The ensuite is part tiled and is equipped with a rainfall shower, sink with under storage, mirror vanity, heated towel rail and an obscure window to front.

#### Bedroom 2 2.4m x 3.3m

A double bedroom with views over the rear garden. Built-in wardrobes provide excellent storage, making it perfect for guests or family members.

#### Bedroom 3 2.2m x 3.3m

Another well-proportioned double room with a large window overlooking the rear of the property. With ample space for free-standing wardrobes or a desk.

#### Bedroom 4 4.2m x 2.4m

A bright and airy double bedroom with a large window to the front, built-in double wardrobe, and attractive wood-effect flooring.

#### Family Bathroom 1.6m x 2.2m

A good sized bathroom fitted with a bath with shower over, a sink set in a vanity unit, toilet and heated towel rail. With frosted window to the rear of the property.

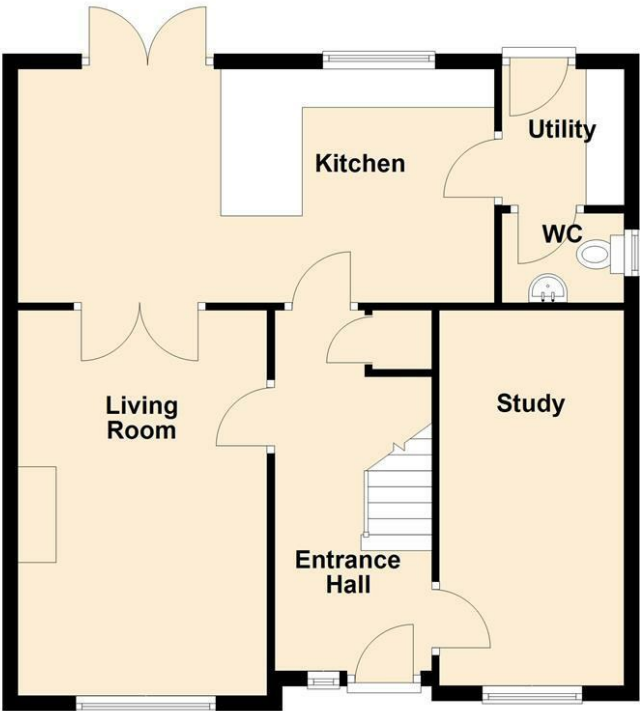
#### Garden

A lovely outdoor space designed for both relaxation and play. A generous patio area offers plenty of room for outdoor dining and entertaining. The neatly kept lawn is framed by raised railway sleeper beds filled with mature plants, adding structure and charm. There is a second raised patio to the side of the property and further hardstanding with plenty of space for shed storage or a potentially a garage (subject to planning. With a discreet bin storage down the opposite side of the property.

Floor plans

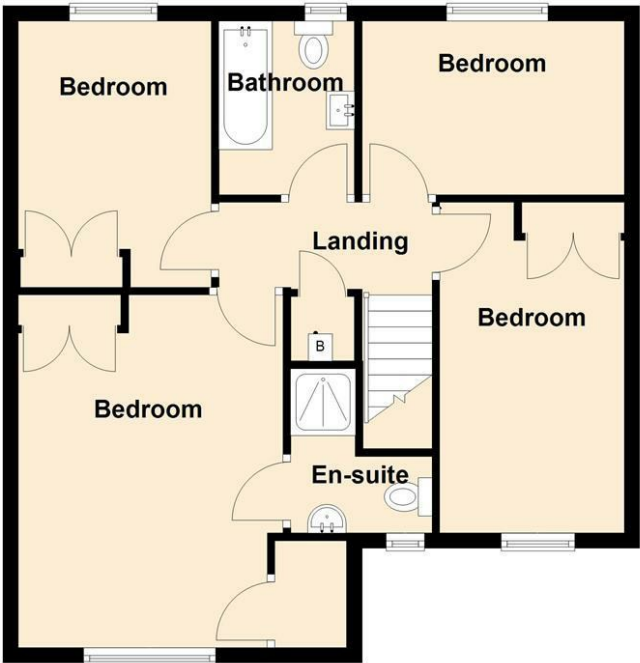
Ground Floor

Approx. 63.8 sq. metres (687.0 sq. feet)

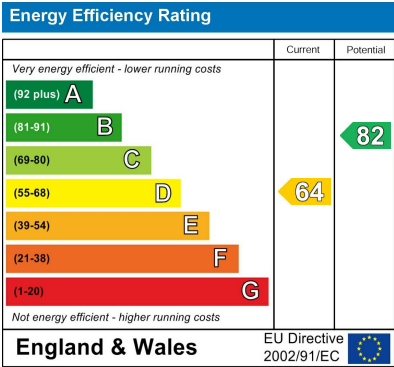


First Floor

Approx. 59.4 sq. metres (639.7 sq. feet)



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