



7 Westhorpe,
Southwell, NG25 0ND

Offers Over £599,950

Situated in the prime residential location of Westhorpe this spacious and well appointed detached property sits on a private landscaped plot on the outskirts of Southwell, with the facilities and amenities of town being a short walk away or bus journey with bus stop opposite. Holy Trinity, Lowes Wong and The Minster School are all within 1/2 mile so this really is the ideal Family Home which offers accommodation including entrance hall, lounge, dining room, family room, breakfast kitchen, cloakroom, first floor, master bedroom with en-suite, four further bedrooms, study/bedroom and family bathroom. Outside landscaped gardens to front and rear with the front garden offering extensive limestone parking for numerous vehicles, raised well stocked flower/shrub borders, single garage which could easily be converted to offer further accommodation if required subject to planning. The rear south facing landscaped garden has two private slate patios, lawn garden, pergola.



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SERVICES

All mains services available. Gas central heating.

EPC RATING – D

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.





Entrance Hall

New glazed entrance door opens into the spacious hallway. Parquet flooring. Radiator. Useful understairs storage cupboard. UPVC double glazed window to the side elevation. Personal door into the garage. Staircase rising to the first floor.

Lounge 4.72m x 4.27m (15'06" x 14'0") Well proportioned reception room with UPVC double glazed bow window to the front elevation. Radiator. Built-in bookcase shelving. Adam style fireplace with marble insert and hearth housing a coal effect gas fire.

Dining Room 3.20m x 3.00m (10'06" x 9'10") UPVC double glazed French doors opening to the rear garden. Radiator. Door to;



Kitchen 3.56m x 3.23m (11'8 x 10'7") Fitted with a range of wall and base units surmounted by a granite work surface inset with 1 1/2 bowl single drainer sink unit with mixer tap. Space for electric cooker with extractor over, integral dishwasher and integral fridge/freezer. Tiled floor and splash back tiling to walls. Radiator. UPVC double glazed window to the rear elevation. Door to;

Utility Room 1.63m x 1.45m (5'4 x 4'9") Tiled floor. Radiator. Plumbing for washing machine. UPVC double glazed door leading to the rear garden.

WC 1.45m x 0.76m (4'9 x 2'6") Fitted with a suite comprising wall mounted wash hand basin and eco-flush WC. Tiled floor. UPVC double glazed obscure window to the side elevation.



Family/Play Room 3.76m x 2.54m (12'4 x 8'04") A useful third reception room with two UPVC double glazed windows to the side elevations. Radiator. Recessed bookcase.

First Floor Landing Airing cupboard housing the newly installed hot water cylinder with slatted shelving above. Loft hatch giving access to the roof space, one is fully boarded and one is partially boarded, drop down ladders and light supplied. Doors off.

Bedroom One 3.94m x 3.10m (12'11 x 10'2") Generous double bedroom with UPVC double glazed window to the front elevation. Radiator. Door to;



En-Suite Shower Room 2.46m x 1.02m (8'1 x 3'4") Fitted with a suite comprising pedestal wash hand basin with mixer tap, eco-flush WC and shower enclosure with glazed screen and mains fed shower. Tiled floor with underfloor heating. Extractor fan. Chrome heated towel rail. Downlights inset to ceiling.

Bedroom Two 3.94m x 3.25m (12'11" x 10'08") South facing double bedroom with UPVC double glazed window to the rear elevation. Radiator.

Bedroom Three 3.45m x 2.57m (11'4 x 8'5") Forming part of the extension at the front of the property this dual aspect double bedroom has UPVC double glazed windows to either side. Radiator. Useful storage cupboard.



Bedroom Four 3.28m x 2.54m (10'09" x 8'4") Dual aspect, double bedroom with UPVC double glazed windows to the side and rear elevations. Radiator.

Bedroom Five 3.23m x 2.64m (10'07" x 8'08") UPVC double glazed window to the front elevation. Radiator. Built-in bed with storage beneath, wardrobe and shelving to the side.

Office/Bedroom Six 2.24m x 1.68m (7'4" x 5'6") UPVC double glazed window to the side elevation. Radiator, Laminate flooring.

Family Bathroom 2.59m x 2.16m (8'6" x 7'1") Fitted with a 4 piece suite comprising Jacuzzi oversize bath with handheld shower and central mixer tap, pedestal wash hand basin, eco-flush WC and quadrant shower enclosure with mains fed shower. Tiled floor with underfloor heating and tiled walls. Chrome heated towel rail. Extractor fan. Downlights inset to ceiling. Two UPVC double glazed obscured windows to the rear elevation.



Driveway

The front of the property has been superbly landscaped to provide extensive parking, laid in black Limestone and leads to the integral garage with electrically controlled door with power and light supplied, personal door into the hallway and also housing the modern Worcester central heating boiler. External power points and garden lighting.

Gardens

The property sits on a delightful plot which has been professionally landscaped to include attractive raised beds and well stocked flower and shrub borders to the front with side access to the rear garden. The secluded rear garden is fully enclosed on all sides, has a Southerly aspect and is beautifully landscaped to include a paved patio seating area in Oyster slate, well stocked flower and shrub bed and borders and a level lawned area. Pergola with climbing plants. Wall lights on automatic timers. Superb log cabin/summer house in Norwegian pine with shingle roof, power, light and double glazing.



Agents Note The Worcester central heating boiler and hot water cylinder with thermostatic controls were fitted in 2022 and the solid Oak doors to the ground floor were new in 2023.





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CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

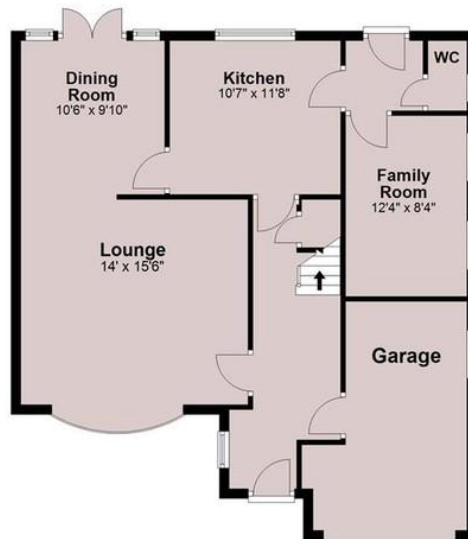
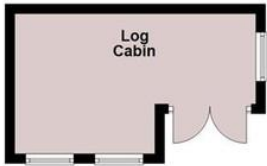
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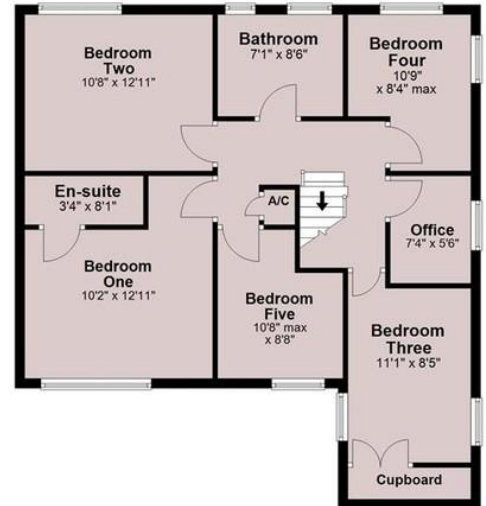
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Ground Floor



First Floor



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