



6 Trinity Road Southwell, NG25 0NP



Book a Viewing

£375,000

Stunning semi detached house which has been tastefully extended and modernised throughout to the highest specification which needs to be viewed to be appreciated. The well-appointed accommodation benefits from 'Alexa' controlled air conditioning and underfloor heating as well as conventional radiators. The accommodation comprises Entrance Hall, Lounge, Open Plan Family/Breakfast Kitchen, Ground Floor Bathroom and a First Floor Landing leading to a master Bedroom with En-suite and two further Bedrooms. Outside there is a double driveway and rear landscaped garden with extensive new porcelain tiled patio area which is the ideal entertaining space, lawn and corner metal shed.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – B.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

ACCOMMODATION

ENTRANCE HALL

With a leaded double glazed entrance door, double glazed window to the side elevation, radiator, stairs to the first floor landing, under stairs storage area and Oak doors to the lounge and ground floor bathroom.





LOUNGE

12' 4" x 16' 3" (3.76m x 4.95m) With double glazed bay window to the front elevation, radiator, log burner with slate hearth and wooden over mantle, fire side cupboards and Oak door to open plan family/breakfast kitchen.

OPEN PLAN KITCHEN/FAMILY ROOM

21' 5" x 26' 6" (6.53m x 8.08m) A delightful light and airy open plan living comprising of a bespoke fitted kitchen with ample work surfaces, integrated appliances including an AEG electric oven, combi oven with warming drawer, Zanussi induction hob with extractor over, integrated Hotpoint dishwasher, integrated washing machine and dryer, integrated fridge freezer, large corner pantry cupboard with light, centre island which offers further cupboards and a breakfast bar, integrated wine cooler, two large lantern roof lights to the rear aspect, Daikin air-condition unit, inset ceiling spotlights, large Bi-fold doors to the landscaped rear garden and an Oak door to the electric cupboard housing the circuit board.



GROUND FLOOR BATHROOM

5' 10" x 11' 7" (1.78m x 3.53m) With contemporary fitted white suite to comprise of panel bath with mixer and shower taps, vanity wash hand basin and low level WC, heated towel rail, double glazed window to the side elevation, tiled floor and half tiled surround.



FIRST FLOOR LANDING

With double glazed window to the side elevation, Oak doors to the bedrooms, loft space which is boarded and an airing cupboard/linen store with shelving and housing the Baxi central heating boiler.

BEDROOM 1

11' 4" x 9' 3" (3.45m x 2.82m) With double glazed window to the front elevation with radiator, Daikin air-con and Oak door off to the en-suite.

EN-SUITE

6' 11" x 6' 6" (2.11m x 1.98m) A modern fully tiled wet room with a walk-in shower, Caple shower unit, pedestal wash hand basin, low level WC, heated towel rail and double glazed window to the front elevation.



BEDROOM 2

8' 11" x 11' 7" (2.72m x 3.53m) With double glazed window to the rear elevation, wooden floor, radiator and Daikin air-con.

BEDROOM 3

7' 3" x 8' 6" (2.21m x 2.59m) With double glazed window to the rear elevation, mirror fronted wardrobe, radiator and Daikin air-con.



OUTSIDE

To the front of the property there is a blocked paved double driveway with outside light, slate border, flower/shrub beds, electric car charging point and gated side access to the side gravelled pathway with bin store/log store and two air-con inverters. To the rear there is a landscaped garden with extensive porcelain tiled patio, external lighting and power, lawned garden with flower/shrub borders, gravelled pathway, fence boundary and a corner metal shed.

WEBSITE

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GETTING A MORTGAGE

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NOTE

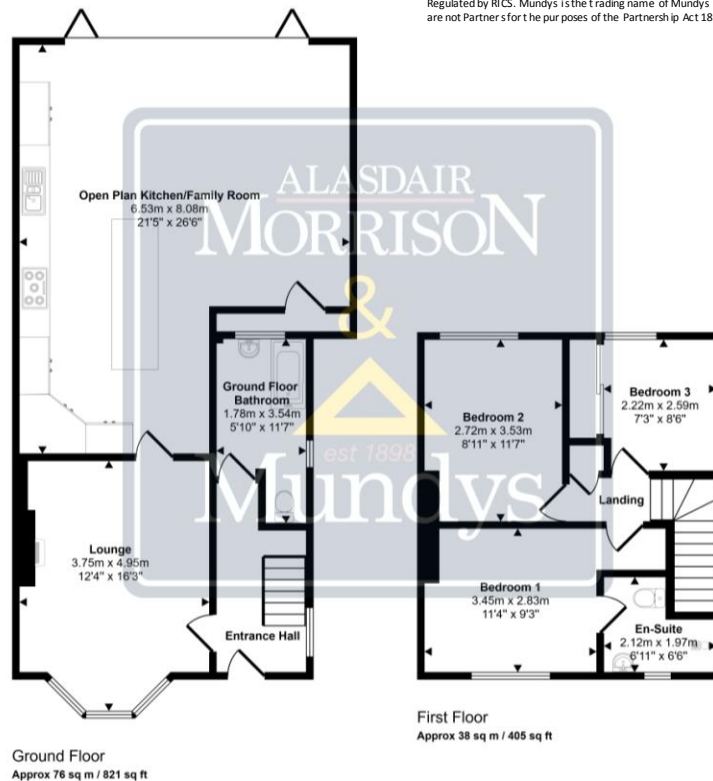
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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