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18 Manor Close, Southwell, NG25 0AP

Guide Price £575,000



Property Description

Exceptionally well maintained and cleverly extended detached family home situated in this popular cul de sac location offering superb views to front aspect and positioned extremely close to Southwell town centre with its range of facilities and amenities. If you are looking for a spacious, modern detached family home with everything on your doorstep then look no further. The accommodation briefly comprises entrance hall, living room, dining room, fully fitted kitchen/dining area, cloakroom, first floor large master bedroom and Porcelanosa fitted en-suite bathroom, three further double bedrooms, Porcelanosa fitted bathroom. Outside, block paved driveway and double garage, totally enclosed and south facing private rear garden with two patio areas to enjoy afternoon and evening sun. Well worth an early inspection to avoid disappointment.

SOUTHWELL

Southwell is a Minster town in Nottinghamshire, close to the towns and cities of Nottingham, Lincoln and Newark. This historic town benefits from a wide range of amenities which include boutique shops, restaurants, doctors, dentists and pharmacies. Southwell also benefits from excellent schooling. In particular the Minster School, which is within walking distance of Ormonde House, a renowned school consistently rated "outstanding" by Ofsted. Southwell is ideally situated within the East Midlands and benefits from excellent road and rail links, being close to Newark and its mainline train station Newark Northgate (only 6 miles/20 minutes away) for ease of access into London in approximately 80 minutes.

UPVC glazed panel door to;

ENTRANCE PORCH

Tiled floor, double glazed panel door to;

ENTRANCE HALL

Radiator, stairs off to the first floor



LIVING ROOM

14'8 x 13'3 (4.47m x 4.04m)

Coal effect gas fire with Adam style surround, radiator, double glazed window to the front

DINING ROOM

12'0 x 10'0 (3.66m x 3.05m)

Stone effect gas fire, radiator, double glazed sliding patio door to the rear

SIDE LOBBY

6'0 x 2'7 (1.83m x 0.79m)

Porcelanosa tiled floor, UPVC door to the side

CLOAKROOM

Low flush wc, pedestal wash hand basin, Porcelanosa tiled walls and floor, radiator

KITCHEN/DINER

21'1 x 9'2 (6.43m x 2.79m)

Fitted with ample wall and base units with granite worksurface over, undermounted sink with grooved drainer, Siemens integral dishwasher, Bosch electric oven and hob with extractor over, space for fridge freezer, Porcelanosa mosaic splashback and tiled floor, radiator, double glazed window to the rear, double glazed sliding patio door to the rear

FIRST FLOOR LANDING

Airing cupboard with shelving

MASTER BEDROOM

16'8 x 15'7 (5.08m x 4.75m)

Fitted wardrobes and drawers, radiator, double glazed window to the front

ENSUITE

12'9 x 8'6 (3.89m x 2.59m)

Porcelanosa suite comprising bath with shower attachment, separate double shower with drench head, low flush wc, His & Hers wash hand basins, heated towel rail and radiator, loft access, Porcelanosa tiled walls and floor.



BEDROOM

11'8 x 11'4 (3.56m x 3.45m)

Fitted wardrobes and drawers, double glazed window to the front, radiator

BEDROOM

12'5 x 9'4 (3.78m x 2.84m)

Fitted wardrobes, radiator, double glazed window to the rear

BEDROOM

9'2 x 8'3 (2.79m x 2.51m)

Overstairs cupboard, loft access, radiator







BATHROOM

8'3 x 5'3 (2.51m x 1.60m)

Porcelanosa suite comprising bath with drench shower over and side screen, low flush wc, wash hand basin, heated towel rail, Porcelanosa tiled walls and floor, double glazed window to the rear

OUTSIDE

To the front of the property there is a block paved driveway providing ample off street parking leading to the integral double garage measuring 16'1 x 15'8 with electric up and over door, power, light and rear courtesy door. The garage houses the Glow Worm central heating boiler and has plumbing/space for a washing machine and tumble dryer.

The spacious and private rear garden has a Southerly aspect, summer house with power and shed, large rear flagstone patio, further raised patio and large lawn area.

LOCAL AUTHORITY

Newark and Sherwood District Council, Castle House, Great North Road, Newark, NG24 1BY
Council Tax Band E

SERVICES

All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

TENURE

Freehold with vacant possession.

VIEWING

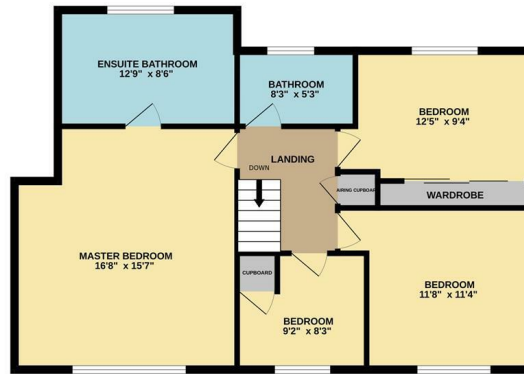
By appointment with the office, call 01636 813971.



GROUND FLOOR
885 sq.ft. approx.



1ST FLOOR
823 sq.ft. approx.



TOTAL FLOOR AREA: 1707 sq.ft. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.