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25 Pinewood Close, Southwell, NG25 0DD

Guide Price £435,000



Property Description

Stunning Detached House with Amazing Family Room ***

Situated in a quiet cul de sac location offering easy access to an excellent range of facilities and amenities in Southwell town centre, this spacious detached family home offers accommodation including, entrance hall, office/study, lounge, dining area, modern fitted kitchen and amazing open plan family room, utility room and cloakroom, first floor, three double bedrooms and dressing room which was previously the fourth bedroom and could easily be converted back, family bathroom. Outside, block paved driveway for two/three cars, shed/storage and enclosed tiered landscaped garden with patio terrace, artificial grass, water feature with bridge, large workshop and summerhouse/garden room with bar.

Looking for a spacious family home with extensive ground floor accommodation and 'sun trap' garden then look no further.

ENTRANCE HALL

Double glazed panel door with glazed panel to the entrance hall. Radiator. Stairs rising to the first floor. Doors off.

LIVING ROOM

16'10" x 13'03" (5.13m x 4.04m)

Feature fireplace with stone hearth and surround with opening for fire/burner if required. Understairs storage. Radiator. Double glazed window to the front elevation. T.V point.

DINING AREA

8'01" x 8'03" (2.46m x 2.51m)

Double glazed door to the family room. Radiator.



FAMILY ROOM

22'09" x 12'05" (6.93m x 3.78m)

With brick base and double glazed surround. Bi-fold doors opening onto the rear garden. Two Velux windows. Dimmable downlights inset to ceiling. T.V point. Laminate flooring. Designer radiator. Breakfast bar off kitchen. Electric blinds.

STUDY

8'03" x 6'03" (2.51m x 1.91m)

Radiator. Double glazed window to the front elevation. Phone/internet point

KITCHEN

13'10" x 8'03" (4.22m x 2.51m)

Fitted with a range of modern soft closing wall and base units including lit display cabinets surmounted by a work surface inset with stainless steel single drainer sink unit. Breakfast bar extending into the family room. Duel fuel Belling range, Kenwood integrated dishwasher and Bosch fridge. Wine rack, spice drawer, pan drawer and pantry drawers, Splash back tiling to walls. Undercounter and plinth lighting. Radiator. Downlights inset to ceiling. Laminate flooring.

CLOAKROOM

3'10" x 3'0" (1.17m x 0.91m)

Fitted with a low flush WC with storage units and vanity wash hand basin. Splash back tiling to wall. Heated towel rail. Double glazed window to the rear elevation.

REAR LOBBY

Double glazed panel door to the side.

UTILITY ROOM

8'08" x 8'03" (2.64m x 2.51m)

Further range of units surmounted by a work surface inset with stainless steel single drainer sink unit. Splash back tiling to walls. Radiator. Space for fridge/freezer and space and plumbing for washing machine and dryer. Downlights inset to ceiling. Storage cupboard housing gas meter.



FIRST FLOOR LANDING

Double glazed window to the side elevation. Airing cupboard housing the Ideal combi-boiler which is under warranty which could be extended. Access to insulated and boarded loft space. Doors off.

BEDROOM ONE

10'04" x 10'09" (3.15m x 3.28m)

Range of built-in wardrobes. Radiator. New double glazed window to the front elevation. T.V point. Archway leads to;







DRESSING ROOM/BEDROOM FOUR

6'03" x 5'04" (1.91m x 1.63m)

Previously bedroom four but has been adapted into a dressing room by the previous owners. Currently has a new double glazed window to the front and fitted with a range of mirrored wardrobes. Radiator.

BEDROOM TWO

10'04" x 8'03" (3.15m x 2.51m)

Built-in wardrobes. Radiator. New double glazed window to the rear elevation. T.V point.

BEDROOM THREE

8'04" x 8'0" (2.54m x 2.44m)

Radiator. Double glazed window to the front elevation. T.V and internet point.

BATHROOM

6'03" x 5'05" (1.91m x 1.65m)

Fitted with a suite comprising panelled bath with new dual head, thermostatic rainfall Aqua Lisa mixer shower and side screen, Low flush WC and vanity wash hand basin. Heated towel rail. Fully tiled walls. Double glazed window to the rear elevation.

OUTSIDE

To the front of the property a large block paved driveway provides off street parking for numerous vehicles. Useful timber storage shed and coach light. Gated side access to the rear garden. The rear garden is enclosed on all sides with timber fencing and has a wonderful landscaped tiered garden offering a raised flagstone patio with steps down to an artificial grass garden, rockery with slate and stone borders. Large timber workshop and summer house with bar, both of which have an electric feed. Pond and water feature with bridge.

LOCAL AUTHORITY SOUTHWELL

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

SERVICES SOUTHWELL

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 SOUTHWELL

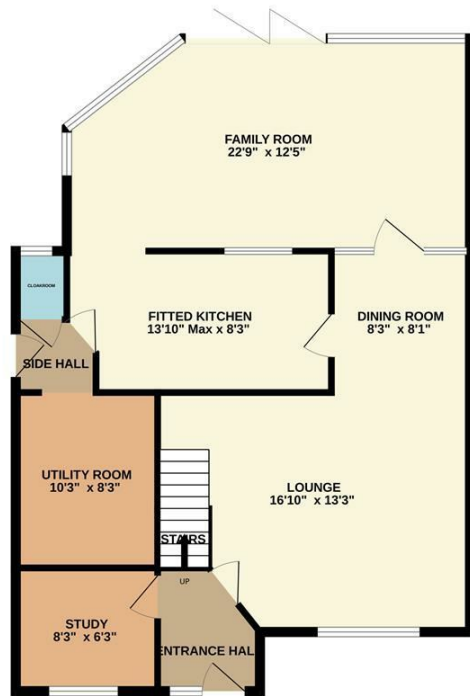
Freehold with vacant possession.

VIEWING SOUTHWELL

By appointment with the office, call 01636 813971.



GROUND FLOOR
912 sq.ft. approx.



1ST FLOOR
473 sq.ft. approx.



TOTAL FLOOR AREA : 1386 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.



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