

TRADITIONAL
VALUES & SERVICE

ALASDAIR
MORRISON

FROM AN INDEPENDENT
LOCAL AGENT

AND PARTNERS

Putting you and your property first



11 Dover Street
Southwell, NG25 0EZ

£375,000



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Spacious Detached Home with Large Rear Garden ***

Traditional detached home offered with no upward chain offering well appointed accommodation throughout and offering the opportunity to further extend subject to the necessary planning. Tucked away in the corner off Dover Street the large rear garden offers further potential. The spacious accommodation includes entrance hall, lounge, sitting room, breakfast kitchen and downstairs cloakroom, first floor, three double bedrooms and bathroom. Outside, landscaped front garden with driveway leading to a single garage, rear enclosed large garden which is mainly lawn with established trees and shrubs, raised decking overlooks the rear garden, additional strip of land to the side of the property. Call us today on 01636 813 971 to view.

Entrance Hall

7'0" x 6'07" (2.13m x 2.01m)

UPVc door leads to the entrance hall. Double glazed window to the side elevation. Radiator. Stairs rising to the first floor.

Lounge

12'0" x 11'0" (3.66m x 3.35m)

Double glazed bay window to the front elevation. Radiator.

Sitting Room

13'04" x 11'0" (4.06m x 3.35m)

Double glazed window to the front elevation and double glazed double door to the rear. Electric fire. Double cupboard. Radiator.

Kitchen/Breakfast Room

12'01" x 9'04" (3.68m x 2.84m)

Fitted with a range of wall and base units surmounted by a work surface inset with stainless steel single drainer sink unit. Electric oven and gas hob with extractor over. Space for fridge freezer and plumbing for washing machine. Integrated dishwasher. Understairs pantry. Double glazed window and door to the rear elevation. Downlights inset to ceiling.





Cloakroom
6'0" x 2'06" (1.83m x 0.76m)
Fitted with a low flush WC and wash hand basin. Concealed central heating boiler. Splash back tiling to walls.

Landing
Loft access. Radiator. Doors off.

Bedroom One
13'06" x 11'0" (4.11m x 3.35m)
Double glazed windows to the front and rear elevations. Radiator.

Bedroom Two
12'0" x 11'02" (3.66m x 3.40m)
Radiator. Double wardrobe. Double glazed window to the front elevation.

Bedroom Three
9'03" x 8'10" max (2.82m x 2.69m max)
Radiator. Double glazed window to the rear elevation.

Family Bathroom
7'03" x 5'04" (2.21m x 1.63m)
Fitted with a suite comprising bath with shower attachment, rail and curtain, low flush WC and wash hand basin. Radiator. Splash back tiling to walls and tiled floor.

Outside
A driveway provides off road parking for 1 vehicle in front of the single garage (18'01" x 9'02") with up and over door, rear window and power and light supplied. The front garden is landscaped with gravel and mature shrubs. The rear garden is private and enclosed on all sides, laid mainly to lawn with a decked seating area. Outside tap.

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

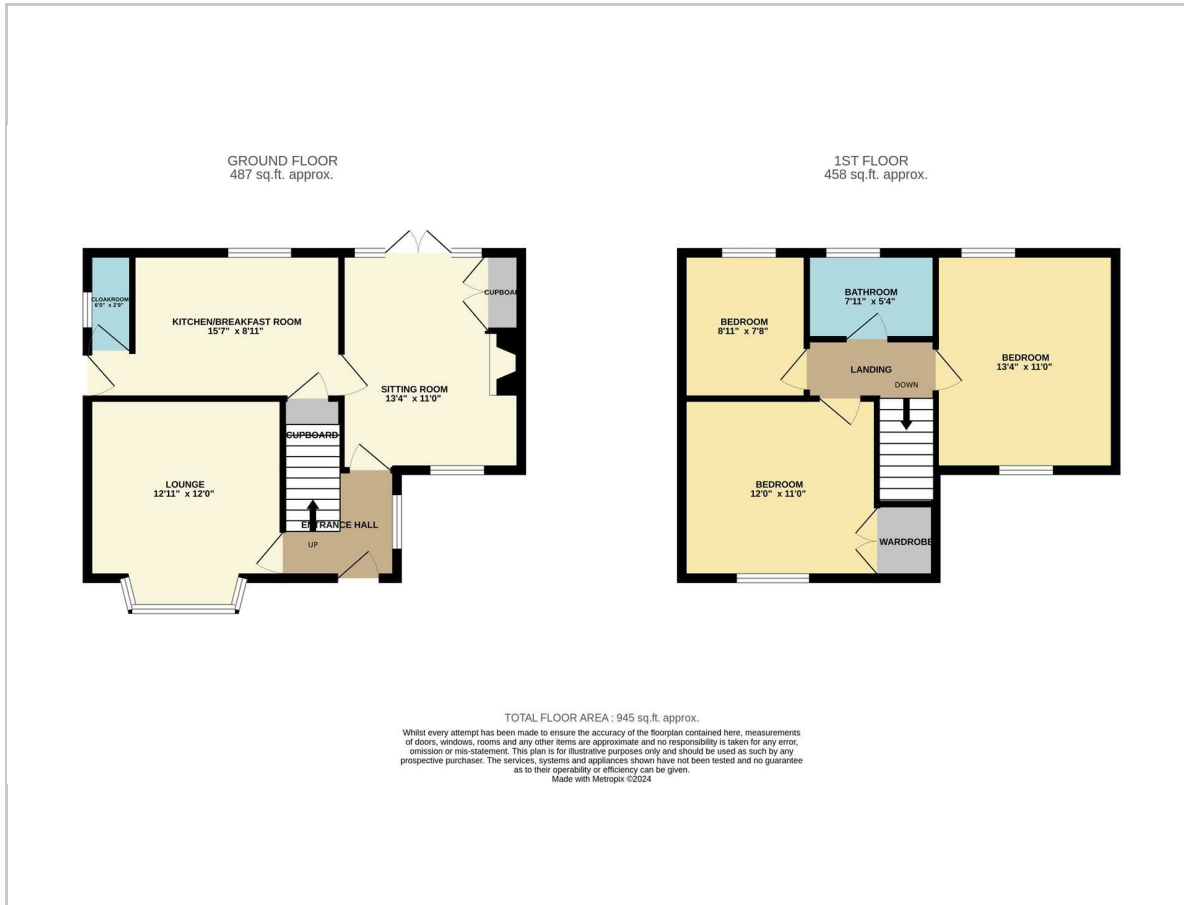
Services
All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

Tenure
Freehold with vacant possession.

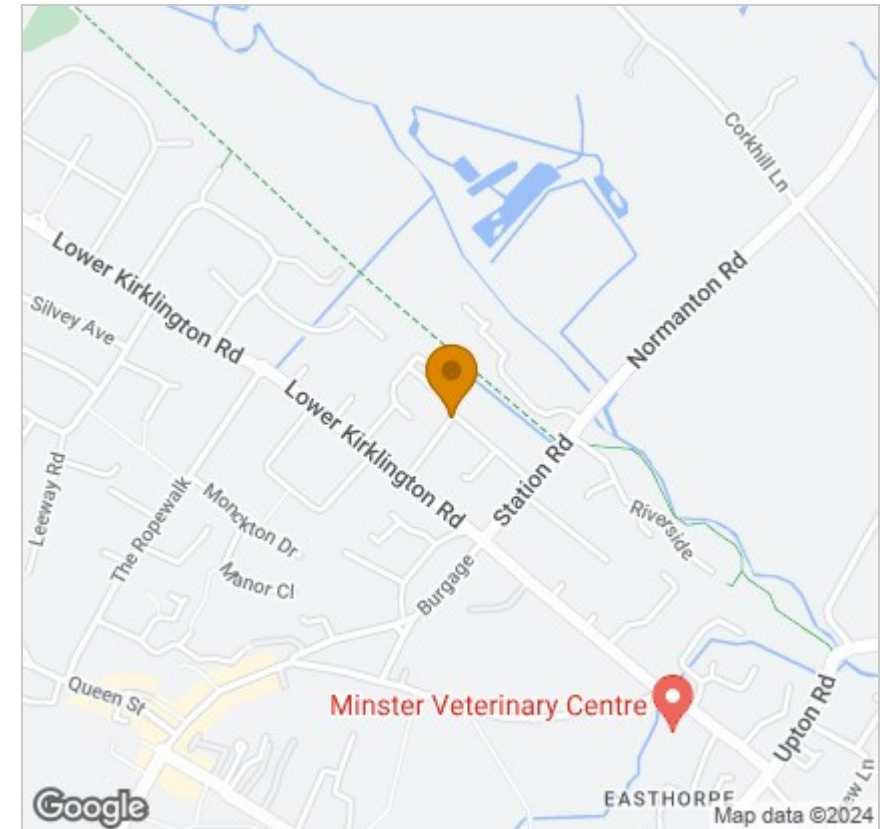
Viewing Information
By appointment with the office, call 01636 813971.



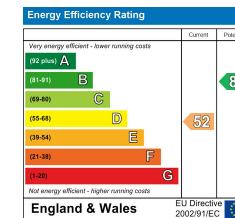
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Alasdair Morrison Southwell Office on 01636 813971 if you wish to arrange a viewing appointment for this property or require further information.

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. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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