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63 Hopewell Rise  
Southwell, NG25 0NX

Guide Price £399,950





## 63 Hopewell Rise

Southwell, NG25 0NX

Ideally positioned within this exclusive development in the sought after minster town of Southwell, this well appointed detached home offers the perfect modern lifestyle. The property is offered with No Upward Chain and comprises, an entrance hallway, spacious lounge, cloakroom/WC, utility room and open plan dining kitchen. The first floor boasts three bedrooms with ensuite shower room to the master bedroom and family bathroom. Externally, the property has a driveway to the side providing off street parking, single garage and an enclosed rear garden. Looking for modern living in a popular location in Southwell then call us today to view.

### Southwell

Southwell offers a wide range of amenities including boutique shops, cafes and restaurants. The property is also located within the catchment for outstanding Ofsted rated primary and secondary schools including Southwell Minster School.

### Entrance Hall

7'08" x 6'03" (2.34m x 1.91m)

Glazed panel door leading to the entrance hall. Radiator. Stairs rising to the first floor.

### Cloakroom/ W C

Fitted with low flush WC and pedestal wash hand basin. Radiator.

### Lounge

10'0" (not into window) x 18'0" (3.05m (not into window) x 5.49m)

Double glazed box window to the side elevation and double glazed window to front. Radiator.

### Kitchen Diner

18'0" x 9'09" (5.49m x 2.97m)

Fitted with a range of wall and base units surmounted by a work surface inset with sink and drainer. Integrated appliances include electric oven and gas hob with extractor over, fridge/freezer(70/30) and dishwasher. Splash back tiling to walls. Radiator. Double glazed windows to the front and side elevations and double glazed double doors to side garden

### Utility Room

6'07" x 6'03" (2.01m x 1.91m)

Washer/dryer included. Radiator. Understairs cupboard.

### First Floor Landing

Radiator. Loft access. Airing cupboard with shelving housing the Potterton central heating boiler and further cupboard. Double glazed window. Doors off.





**Bedroom One**  
13'10" down to 11'01" x 10'04" (4.22m down to 3.38m x 3.15m)  
Fitted wardrobes with hanging rail and shelving. Radiator. Double glazed windows to the front and side elevations.

**En-Suite**  
6'09" x 5'10" (2.06m x 1.78m)  
Fitted with a white suite comprising shower cubicle, pedestal wash hand basin and low flush WC. Radiator. Double glazed window to the front elevation.

**Bedroom Two**  
10'11" x 9'09" (3.33m x 2.97m)  
Double glazed window to the front elevation. Radiator.

**Bedroom Three**  
8'06" x 7'08" (2.59m x 2.34m)  
Double glazed window to the side elevation. Radiator.

**Family Bathroom**  
6'5" x 5'09" (1.96m x 1.75m)  
Fitted with a panelled bath with shower over and side screen, wash hand basin and low flush WC. Radiator. Double glazed window to the side elevation.

**Outside**  
The front of the property offers off road parking for up to 2 cars in front of the garage (19'08" x 10'0") with up and over door, power and light supplied and boarded loft space. Steps lead to the front door and the front garden comprises of flower and shrub borders. The rear garden is laid to lawn with a decked area and is enclosed by brick walling. Outside tap. Gate and steps down to the driveway and garage.

**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.

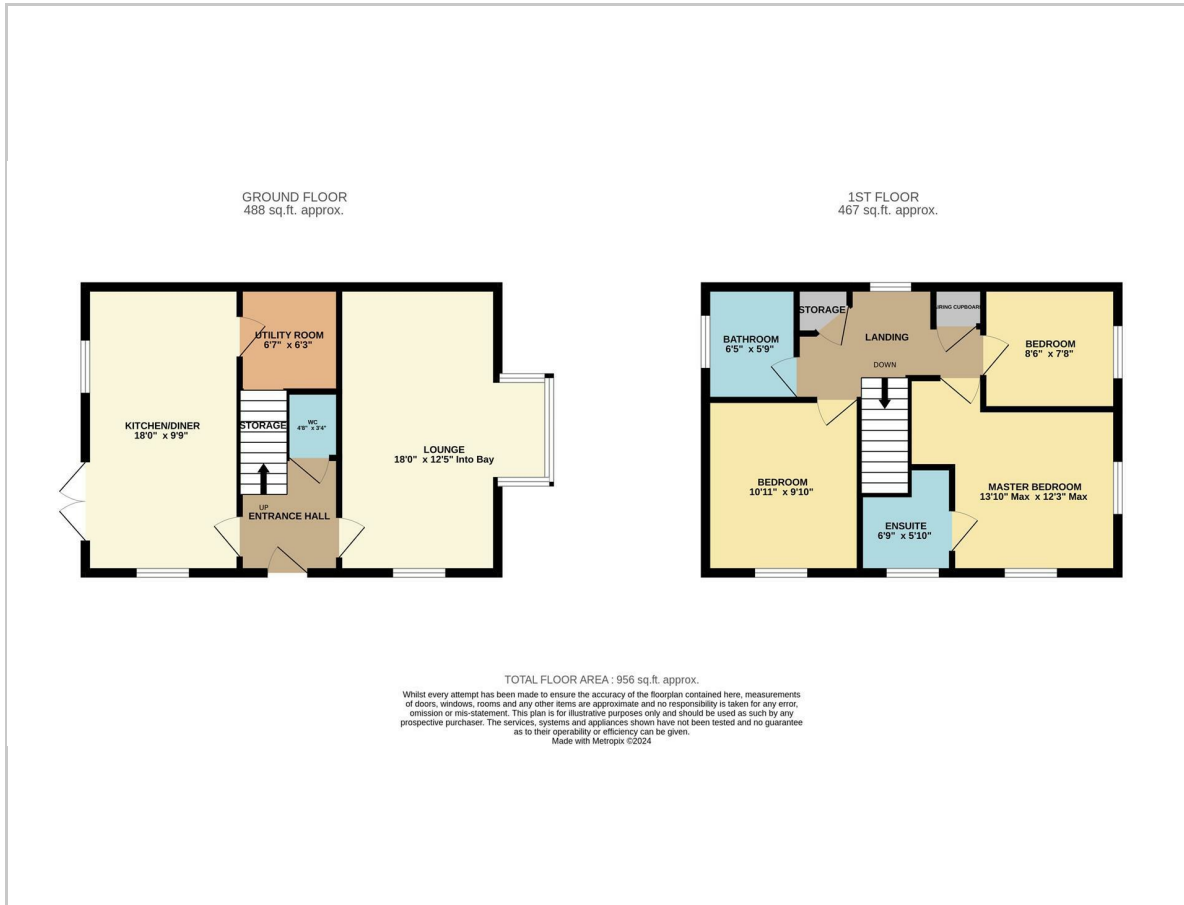
**Tenure**  
Freehold with vacant possession.

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





## Floor Plan



## Area Map

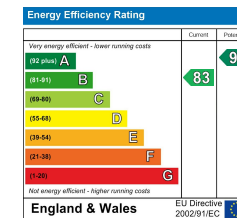


## Viewing

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.

## Energy Efficiency Graph



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