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Brook House, 21 Dudley Doy Road, Southwell, NG25 0NJ

Guide Price £575,000



Property Description

Situated in an elevated, private position in a quiet cul de sac location this well appointed extended detached family home offers spacious rooms throughout which include, entrance hall, cloakroom/wc, lounge, dining room/play room, study/office, fitted kitchen with open plan family room, utility room. First floor, master bedroom with dressing area and en-suite, three further double bedrooms, family bathroom.

Outside, small lawn front garden with side parking for four vehicles and double detached garage, enclosed rear lawn private garden with patio area all enclosed within a brick boundary wall with additional area which would be ideal for a shed/storage area or additional patio area.

A short walk along Halam Road into Southwell Town centre which offers a wealth of facilities and amenities, conveniently located for Lowes Wong Infant School and The Minster School.

We highly recommend an early viewing to appreciate the size of the accommodation on offer in such a central location.

ENTRANCE HALL

10'08" x 9'08" (3.25m x 2.95m)

Double glazed entrance door with leaded glazed panel. Radiator. Tiled floor. Shelved cloaks cupboard. Doors off and stairs rising to the first floor.

CLOAKROOM

Fitted with a vanity wash hand basin and low flush WC. Radiator. Recessed double cupboard. Splash back tiling to walls and tiled floor.

LOUNGE

19'10" into bay x 11'05" (6.05m into bay x 3.48m)

Double glazed bay window to the front elevation. Coal effect gas fire set within a marble inset and hearth with hardwood surround. Two radiators. T.V point. Oak flooring. Double glazed sliding patio door to family room.



DINING ROOM/PLAY ROOM

10'05" x 10'04" (3.18m x 3.15m)

Double glazed bay window to the side elevation.
Radiator. Occasional bedroom.

STUDY/OFFICE

10'04" x 8'07" into bay (3.15m x 2.62m into bay)

Double glazed bay window to the front elevation.
Radiator. Fitted with a range of quality furniture including desk, cupboards, wall units and drawers. Oak flooring.

KITCHEN

12'08" x 11'06" (3.86m x 3.51m)

Fitted with a range of wall and base units surmounted by a roll top worksurface inset with stainless steel single drainer sink unit with mixer tap. Integral appliances include Neff oven and Neff gas hob with extractor over. Space and plumbing for American style fridge/freezer. Tiled floor and splash back tiling to walls. Radiator. Downlights inset to ceiling. Double glazed window to the side elevation. Opening to;

FAMILY ROOM

19'08" x 9'0" (5.99m x 2.74m)

Double glazed windows and door to the rear garden.
Two radiator. Three Velux windows. Downlights inset to ceiling. Air conditioning unit.

UTILITY ROOM

11'06" x 6'01" (3.51m x 1.85m)

Fitted with wall and base units surmounted by a work surface inset with stainless steel sink unit and drainer. Space and plumbing for washing machine. Gas central heating boiler. Tiled floor and splash back tiling to walls. Double glazed window to the side and double glazed door with glazed insert leading to the rear garden.

FIRST FLOOR LANDING

10'08" x 9'07" (3.25m x 2.92m)

Double glazed window to the front elevation. Radiator. Shelved airing cupboard. Access to the boarded loft space. Doors off.



MASTER BEDROOM WITH DRESSING AREA

11'05" x 10'06" (3.48m x 3.20m)

Double glazed window to the front elevation and double glazed window to the rear off the dressing area with fitted wardrobe. Radiator. Air conditioning unit.







EN-SUITE

6'04" x 5'08" (1.93m x 1.73m)

Fitted with a suite comprising shower cubicle with drench head shower, vanity wash hand basin and low flush WC. Tiled floor and splash back tiling to walls. Heated towel rail. Double glazed window to the rear elevation.

BEDROOM TWO

11'08" x 10'0" (3.56m x 3.05m)

Double glazed windows to both side elevations. Radiator.

BEDROOM THREE

10'05" x 8'05" (3.18m x 2.57m)

Double glazed window to the side elevation. Radiator.

BEDROOM FOUR

10'05" x 8'06" (3.18m x 2.59m)

Double glazed window to the front elevation. Radiator.

FAMILY BATHROOM

7'04" x 7'04" (2.24m x 2.24m)

Fitted with a suite comprising panel bath with mains fed shower over, low flush WC and vanity wash hand basin. Heated towel rail and radiator. Splash back tiling to walls. Double glazed window to the rear elevation.

OUTSIDE

To the front of the property is a lawned area with borders containing a variety of mature trees and shrubs. A shared block paved driveway provides access to off road parking for numerous vehicles and gives access to the double garage with electric door with personal door to the side, eaves storage and power and light supplied. The private rear garden is enclosed on all sides with a lawned area, flagstones paths and patio area and borders containing mature plants and shrubs. Outside tap and lighting.

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,

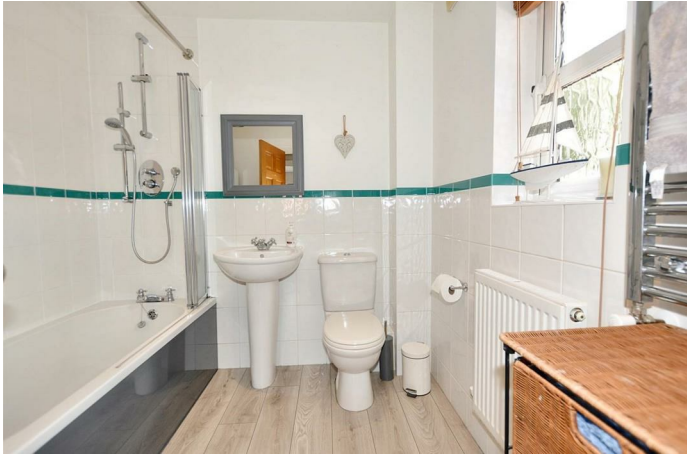
fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

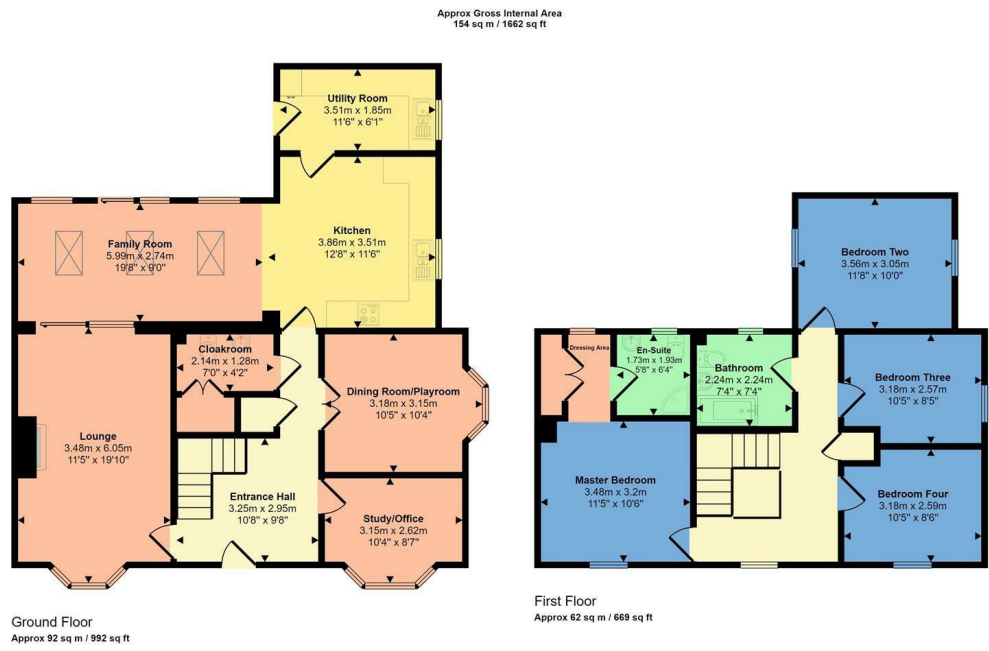
TENURE

Freehold with vacant possession.

VIEWING INFORMATION

By appointment with the office, call 01636 813971.





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.



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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