



**9 Meadow View, Southwell, Nottinghamshire,
NG25 0EQ**

£510,000

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 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Spacious Family Sized Home
- Well Appointed Throughout
- Breakfast Room, Utility
- 5 Bedrooms
- Driveway & Garage
- Approx 1650 Sq Feet
- Large Lounge, Dining Room
- Modern Kitchen
- Bathroom, En Suite, GF W/C
- Lovely SW Facing Rear Garden

A fantastic opportunity to purchase a spacious family sized home, offering an excellent level of family orientated accommodation in a popular cul de sac setting.

The property has been significantly extended to now offer a generous level of accommodation, over 1650 square feet in total including a welcoming entrance with oak spindled staircase and an arch into the dining room. There is a particularly spacious, dual aspect lounge with sliding doors onto the rear garden, a modern shaker style kitchen with built-in appliances and French doors into the adjoining breakfast room. There is a useful utility room and a modern ground floor W/C whilst to the 1st floor are 5 bedrooms, the main family bathroom and an en suite shower room.

The property occupies a delightful and mature plot including an attractive block paved driveway to the front of the attached garage and an enclosed lawned garden to the rear affording a favourable south westerly aspect.

Viewing highly recommended!

ACCOMMODATION

A UPVC double glazed entrance door with letterbox and glazed side panel leads to the entrance hall.

ENTRANCE HALL

A welcoming entrance hall with oak spindled staircase rising to the first floor plus doors to rooms and an arch into the dining room.

DINING ROOM

With central heating radiator, a UPVC double glazed window to the front aspect and coved ceiling.

LOUNGE

A large dual aspect reception room with two central heating radiators, coved ceiling, a UPVC double glazed bay window to the front aspect, large UPVC double glazed sliding patio doors onto the rear garden and a feature Adam style fireplace with decorative surround, marble insert and hearth housing a coal effect gas fire.

KITCHEN

Superbly fitted with a modern range of shaker style base and wall cabinets with linear edge worktops, matching up stands, a Franke 1 1/2 bowl ceramic sink and built-in appliances

including oven by John Lewis with Combi oven above, a 4 burner gas hob, and extractor hood over with glass splashback, integrated slimline dishwasher by Smeg, underlighting, corner carousel unit, under cupboard bins, spotlights to the ceiling, kickspace heater, a UPVC double glazed window overlooking the rear garden, recess for an American style fridge freezer with wine rack above and double glazed doors into the breakfast room.

BREAKFAST ROOM

With central heating radiator, UPVC double glazed French doors leading onto the rear garden, useful fitted storage with shelving and a door into the utility room.

UTILITY ROOM

A useful space with a range of base and wall cabinets with laminated worktops, tiled splashback, a stainless steel, single drainer sink with mixer tap. Space beneath worktops for appliances including plumbing for washing machine. Central heating, radiator, a UPVC double glazed window to the front aspect.

GROUND FLOOR CLOAKROOM

A modern cloakroom fitted with an eco-flush toilet and vanity wash basin with mixer tap and storage cupboard below. Radiator, UPVC double glazed obscured window to the rear aspect.

FIRST FLOOR LANDING

With access hatch to the loft space and a cupboard housing the foam insulated hot water cylinder.

BEDROOM ONE

A generous double bedroom with central heating radiator, UPVC double glazed window to the front aspect, a walk in cupboard over the stairs with shelving and a range of fitted bedroom furniture including wardrobes with hanging rails, and bedside tables.

BEDROOM TWO

With 2 central heating radiators, a UPVC double glazed window to the front aspect and door to the en suite.

ENSUITE SHOWER ROOM

A modern shower room, fitted with an echo flush toilet, floating vanity wash basin with mixer tap and drawers below plus tiled splashbacks and a shower enclosure with fixed glazed screens and mermaid board panelling plus New Team power shower. Laminate flooring, extractor fan, white towel radiator and a UPVC double glazed window to the rear aspect.

BEDROOM THREE

A good sized double bedroom with central heating radiator, a UPVC double glazed window to the front aspect and a useful built-in storage cupboard with shelving.

BEDROOM FOUR

With central heating radiator, a UPVC double glazed window to the rear aspect and a range of fitted bedroom furniture including wardrobes, draw units, a bedside table and a single cabin bed.

BEDROOM FIVE

Currently set up as a home office and working equally well as a bedroom with laminate flooring, central heating radiator and a UPVC double glaze window to the rear aspect.

FAMILY BATHROOM

Fitted in white with an eco-flush toilet, P-shaped spa/ shower bath with curved glazed screen and mains fed shower, a countertop wash basin with mixer tap, tiled splashbacks, tiled floor, underfloor heating, spotlights and extractor fan to the ceiling, towel radiator in white and a UPVC double glazed obscured window to the rear aspect.

DRIVEWAY AND GARAGE

A block paved driveway provides parking to the front and leads to the single attached garage.

GARDENS

The property occupies a mature plot towards the head of the cul de sac including a lawned frontage and an attractive enclosed garden to the rear affording a favourable south-westerly aspect and including lawns, outside lights, external power points, raised planter beds and block paved patio areas.

COUNCIL TAX BAND

The property is registered as council tax band E

ENVIRONMENTAL IMPROVEMENTS

The property benefits from 16 solar panels (which have produced 3242kwh in last 12 months), solar thermal panel which heats the water in a tank providing hot water for showers and washing up. Also, newly fitted insulation in the loft and an electric car charging point.





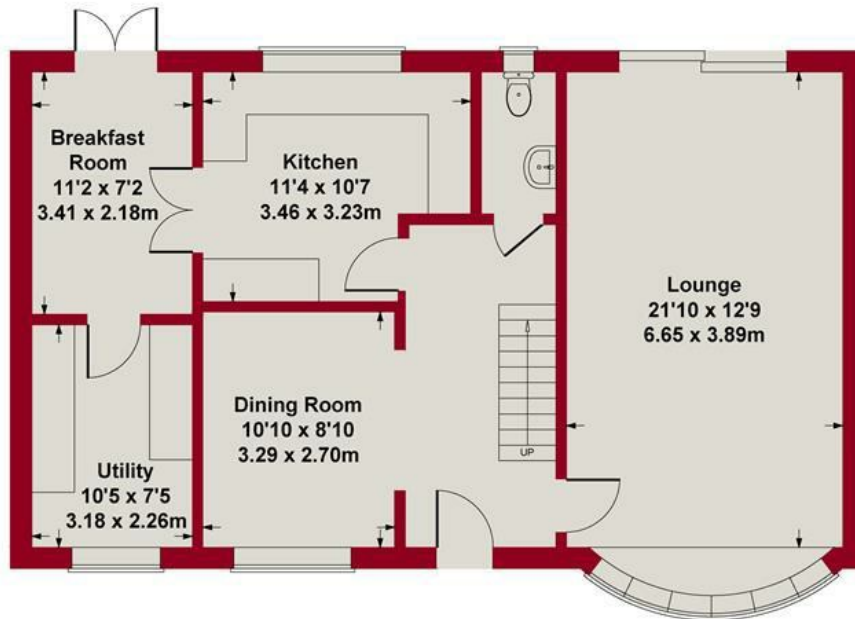




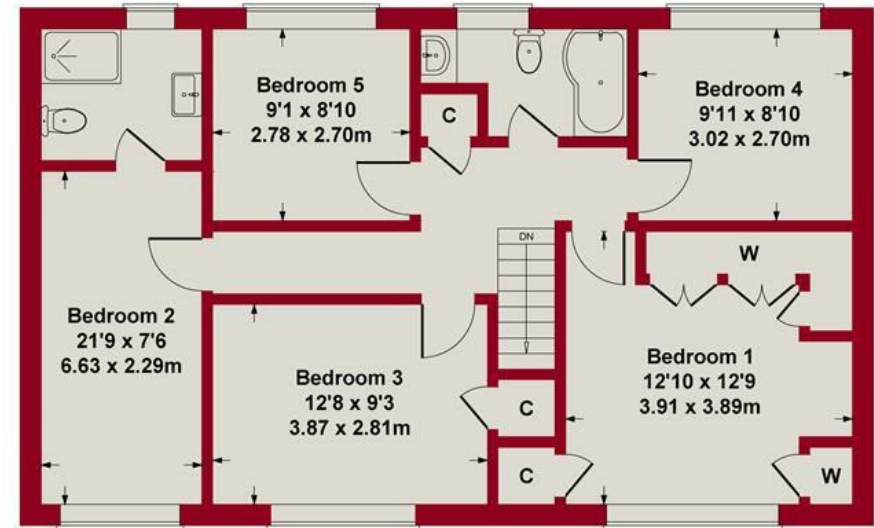




Approximate Gross Internal Area
1658 sq ft - 154 sq m



GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | 86 | 89 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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