



**13 Fern Close, Southwell, Nottinghamshire,
NG25 0DB**

Offers In Excess Of £325,000

Tel: 01636 816200

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Modernised Detached Bungalow
- Modern Dining Kitchen
- Spacious Lounge
- Contemporary 4-Piece Bathroom
- Delightful Landscaped Gardens
- Convenient Cul De Sac Location
- Built-in Appliances
- 2 Double Bedrooms
- Driveway, Tandem Double Garage
- Viewing Highly Recommended

A great opportunity to purchase this modernised detached bungalow, located in a popular and convenient cul-de-sac setting and occupying a delightful and low maintenance plot including an attractive block paved driveway to the front of a useful tandem double garage and a lovely, landscaped south easterly facing rear garden.

The accommodation is superbly appointed throughout and includes a modern fitted dining kitchen complete with a comprehensive range of integrated appliances. There is a spacious lounge with large uPVC double glazed window overlooking the front garden then 2 double bedrooms and a superbly appointed 4-piece bathroom with both bath and separate shower enclosure.

Viewing comes highly recommended to appreciate the well-appointed accommodation and the excellent location on offer.

ACCOMMODATION

A Glass canopy entrance porch above the uPVC double glazed entrance door leads into the dining kitchen.

DINING KITCHEN

A spacious and recently modernised dining kitchen with uPVC double glazed windows to the front and side elevations and a uPVC double glazed door to the side.

The kitchen is fitted with a range of white fronted base and wall cabinets with cupboards and drawers, underlighting, white granite effect rolled edge worktops with matching upstands, tiling for splashbacks and an inset Michel Roux Jnr sink with mixer tap. Integrated appliances include a double CDA oven, a four zone electric hob with glass splashback and a chimney style extractor hood over, an integrated washing machine, integrated refrigerator and separate three drawer freezer. The Baxi central heating boiler is concealed within one of the cabinets, there is a central heating radiator, spotlights to the ceiling and a door into an inner hallway.

INNER HALLWAY

With an access hatch to the roof space, accessed via a telescopic aluminium loft ladder, with light and partially boarded for storage.

LOUNGE

A good sized reception room with coved ceiling, a uPVC double glazed window to the front aspect and a central heating radiator.

BEDROOM ONE

A good sized double bedroom with a central heating radiator and a uPVC double glazed window to the rear aspect.

BEDROOM TWO

A double bedroom with a central heating radiator and a uPVC double glazed window to the rear aspect.

BATHROOM

A modern bathroom fitted with a deep-fill panel sided bath with mixer tap and shower attachment, a pedestal wash basin with mixer tap and a close coupled dual flush toilet. There is a quadrant shower enclosure with glazed sliding screens and mains fed rainfall shower plus additional spray hose. Tiling for splashbacks, chrome towel radiator, spotlights and extractor fan to the ceiling and a uPVC double glazed obscured window to the side aspect.

DRIVEWAY & GARAGING

A block paved driveway to the front of the property provides car parking and leads to the useful tandem garage with up-and-over door, window to the side and a door into the rear garden.

GARDENS

The property occupies a delightful plot, the block paved driveway branching to a pathway leading around the side of the property. A wrought iron gate at the side provides access to a delightful and landscaped rear garden affording a high level of privacy, being totally enclosed with timber panelled fencing and enjoying a south easterly aspect. The garden includes a paved patio seating area, block paved pathway, a small shaped lawn, a wild grass garden plus gravelled and pebbled seating areas and a timber pergola.

SOUTHWELL

Southwell is a historic Minster town, benefitting from a wide range of facilities including boutique clothing stores, Doctors surgery, pubs and restaurants and a number of excellent independent shops. The Minster itself is a great draw for tourists, and the town is conveniently situated for travel, the nearby town of Newark being approximately 9 miles by road and itself having a wide range of amenities including a mainline train station. In addition, Southwell is served by excellent schooling including the Ofsted rated 'excellent' Minster School.

COUNCIL TAX

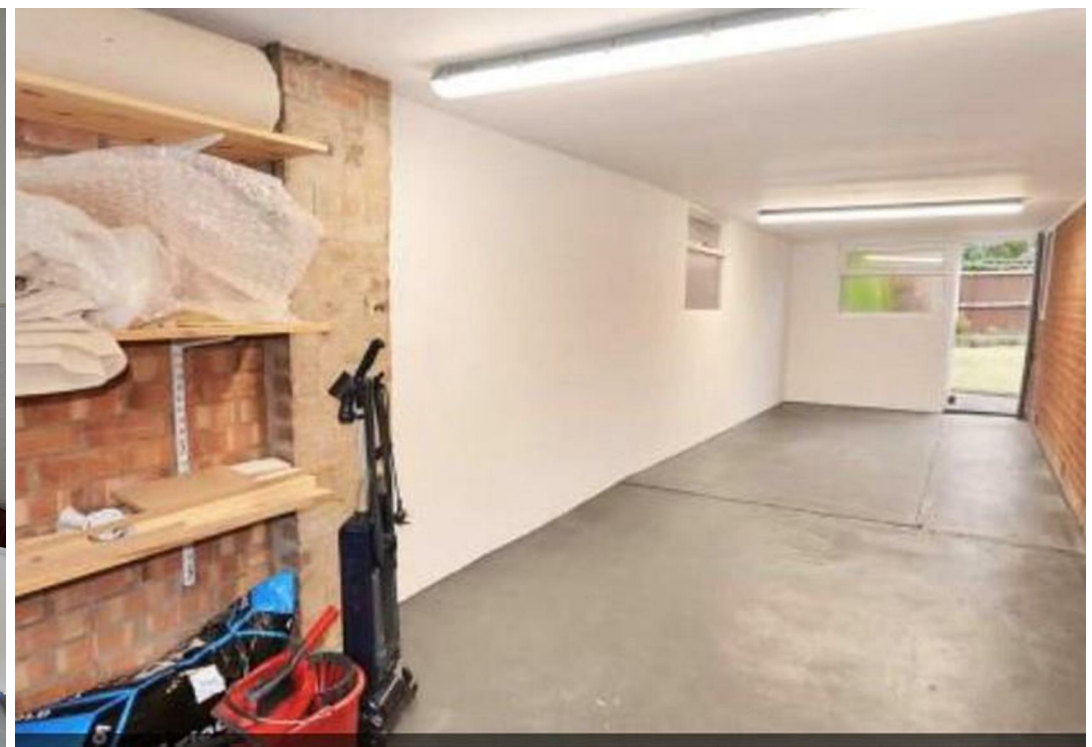
The property is registered as council tax band C.

VIEWINGS

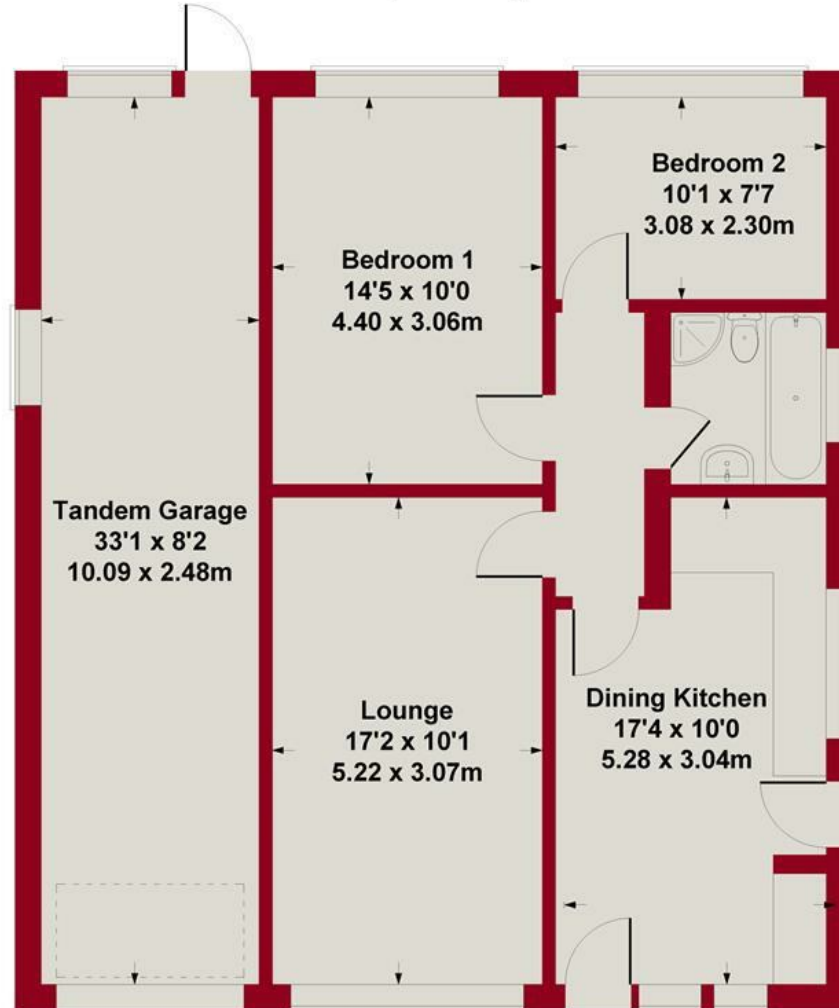
By appointment with Richard Watkinson & Partners.







Approximate Gross Internal Area
969 sq ft - 90 sq m





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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 RICHARD
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	65	
(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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Thinking of selling? For a FREE no obligation quotation call 01636 816200



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20 King Street,
Southwell NG25 0EH
Tel: 01636 816200
Email: southwell@richardwatkinson.co.uk



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