



**5 Woodland Drive, Southwell, Nottingham,
NG25 0DA**

Guide Price £440,000

Tel: 01636 816200

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- A Spacious Detached House
- Immaculately Presented Throughout
- Modern Dining Kitchen
- Ground Floor W/C
- Bathroom & En-suite
- Superb Family Sized Accommodation
- Lounge and Dining Room
- Versatile 3rd Reception Room
- 4 Good Sized Bedrooms
- Gated Driveway For 2 Cars

A great opportunity to purchase a superbly appointed detached home, occupying a prime plot with gated frontage and a south-westerly facing rear garden.

The property has been extended and reconfigured to now offer an excellent family orientated home, immaculately presented throughout and including a welcoming entrance hall, a well-proportioned lounge with feature fireplace and leading through to the dining room which provides patio doors onto the rear garden. The dining kitchen is a particular feature of the property, is fitted with a modern range of attractive units and has plenty of space for dining table and chairs. There is a useful and versatile 3rd reception room, currently used as a family room and working equally well as a playroom or home office, having the useful ground floor WC off. To the 1st floor are 4 good sized bedrooms and the superbly appointed bathroom and en-suite shower room.

The plot is a particular feature of the property and includes double gates leading onto gravelled driveway parking for 2 cars plus attractive established gardens to the front and rear, the rear enjoying a favoured south/westerly aspect. Viewing is highly recommended!

ACCOMMODATION

A uPVC double glazed entrance door with a decorative leaded panel leads into the entrance hall.

ENTRANCE HALL

Extended to the front to create a welcoming hallway with laminate flooring, central heating radiator, stairs rising to the first floor and doors to rooms including a door into the lounge.

LOUNGE

A well proportioned reception room with coved ceiling, a central heating radiator, a uPVC double glazed window to the front aspect and a feature fireplace with decorative pine surround, tiled insert and hearth housing a floor-standing gas fire. An arch leads into the dining area with a central heating radiator, coved ceiling, uPVC double glazed sliding patio doors onto the rear garden and a door into the dining kitchen.

DINING KITCHEN

A superb and family orientated space fitted with a range of cream fronted Shaker style base and wall units with butcher's block worktops and tiled splashbacks. There is a stainless steel one and a half bowl single drainer sink with a swan neck mixer tap and built-in appliances including a Neff double oven with four burner gas hob and chimney extractor hood over, an

integrated dishwasher and space for further appliances including plumbing for a washing machine. Central heating radiator, two uPVC double glazed windows overlooking the rear garden, spotlights to the ceiling, a useful broom cupboard and a timber stable door leading onto the rear garden.

FAMILY ROOM

A useful and versatile space with a central heating radiator, a uPVC double glazed window to the front aspect, a corner meter cupboard housing the gas meter.

GROUND FLOOR W.C./CLOAKS

Fitted in white with a pedestal wash basin with hot and cold taps, a dual flush toilet, a central heating radiator and a uPVC double glazed obscured window to the side aspect.

FIRST FLOOR LANDING

Having an access hatch to the roof space and an airing cupboard housing the foam insulated hot water cylinder with slatted shelving above.

BEDROOM ONE

A good sized double bedroom with a central heating radiator, coved ceiling, a uPVC double glazed window to the front aspect and a door to the en-suite shower room.

EN-SUITE SHOWER ROOM

Fitted in white with a pedestal wash basin, an eco flush toilet and a quadrant style shower cubicle with glazed sliding doors, mains fed rainfall head shower with additional spray hose and mermaid boarding for splashbacks. Wall tiles, electric shaver point, chrome towel radiator, extractor fan and a uPVC double glazed obscured window to the front aspect.

BEDROOM TWO

A double bedroom with a central heating radiator, a uPVC double glazed window to the rear aspect and a range of wardrobes with hanging rail and shelving.

BEDROOM THREE

With a central heating radiator and a uPVC double glazed window to the front aspect plus a fitted double wardrobe with hanging rail and shelving plus a shelving unit to the side.

BEDROOM FOUR

With a central heating radiator and a uPVC double glazed window to the rear aspect and a fitted double wardrobe with hanging rail, shelving and drawers plus fitted shelving to the side.

FAMILY BATHROOM

A superbly fitted bathroom, fitted in white to include a 'P' shaped shower bath with a central mixer tap and mains fed rainfall shower with an additional spray hose. There is a curved shower screen and a vanity wash basin with mixer tap and cupboards below plus a concealed cistern toilet. Chrome towel radiator, tiling for splashbacks, timber effect tiled flooring, extractor fan and a uPVC double glazed obscured window to the rear elevation.

DRIVEWAY PARKING

Double timber gates at the front of the plot open onto a single width gravelled driveway providing parking for two cars. There is a wall mounted Alfen EV Charger included within the sale.

GARDENS

The property occupies an attractive and mature plot, with a fully enclosed gated frontage including lavender beds and a shaped lawn. The rear garden enjoys a south/westerly aspect, is enclosed with timber panelled fencing and includes a paved patio seating area and a raised timber deck, a shaped lawn and raised planted sleeper beds plus a small useful timber shed.

COUNCIL TAX

The property is registered as council tax band D.

VIEWINGS

By appointment with Richard Watkinson & Partners.



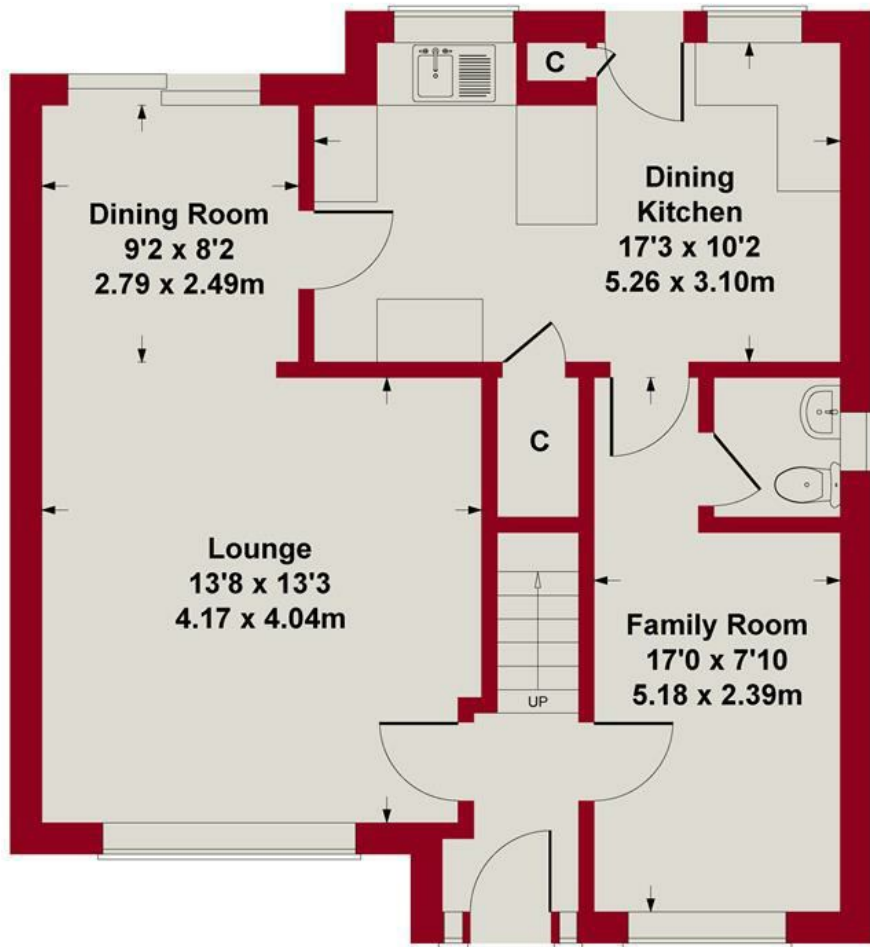




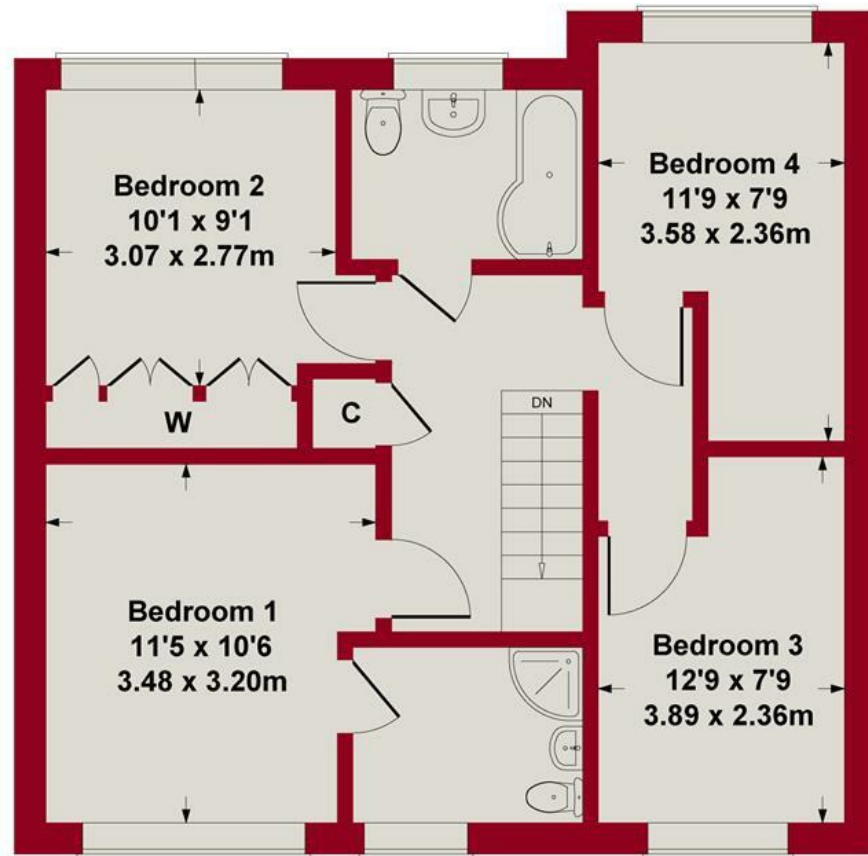




Approximate Gross Internal Area
1251 sq ft - 116 sq m



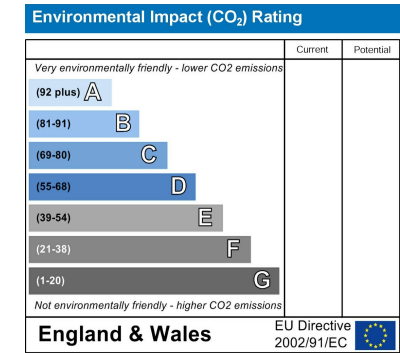
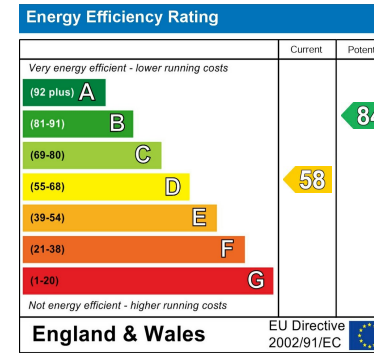
GROUND FLOOR



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. 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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Thinking of selling? For a FREE no obligation quotation call 01636 816200



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