



7 Westhorpe, Southwell, Nottinghamshire,
NG25 0ND

£650,000

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 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- A Superb Detached House
- 3 Reception Rooms
- Utility & G.F W/C
- Wonderful Landscaped Plot
- South Facing Rear Garden
- Popular Location
- Fitted Kitchen
- 5 Bedrooms Plus Study
- Extensive Driveway & Garage
- Log Cabin with Power & Light

A superb opportunity to purchase a deceptively spacious and significantly extended detached home, offering an excellent level of family orientated accommodation and occupying a fantastic landscaped plot.

The accommodation is well appointed throughout, benefitting from uPVC double glazing and a versatile layout including a large lounge, a dining room with French doors onto the rear garden, a fitted kitchen in solid Beech and with Granite worktops, a utility room, useful ground floor W/C and a 3rd reception room, currently a family room.

To the 1st floor landing are 5 bedrooms plus a useful study, a 4 piece family bathroom and an en-suite shower room whilst outside, the property occupies a fantastic plot with professionally landscaped gardens to the front and rear. The front provides extensive driveway parking in black Limestone to the front of the integral garage whilst the rear enjoys a south facing aspect and is landscaped throughout to include Oyster Slate paved seating areas, lawn, pergola with climbing plants and a superb Norwegian Pine log cabin which offers a great space for a range of potential uses.

Viewing is highly recommended to fully appreciate the excellent level of accommodation as well as the highly popular location.

ACCOMMODATION

A panelled entrance door leads into the reception hall.

RECEPTION HALL

A spacious and extended hallway with parquet flooring, personal door into the garage, central heating radiator, a UPVC double glazed window to the side elevation and a spindled staircase rising to the first floor with useful understair storage cupboard beneath.

LOUNGE

A well proportioned reception room located at the front of the property with central heating radiator and a large UPVC double glazed bow window to the front elevation. There is built-in bookcase shelving and an Adam style fireplace with marble insert and hearth housing a coal effect gas fire.

DINING ROOM

Located to the rear of the property and having a central heating radiator, UPVC double glazed French doors onto the rear garden and a door into the kitchen fitted.

KITCHEN

Fitted with a range of solid beech units with granite worktops and tiled splashbacks, tiled flooring and an inset 1 1/2 bowl single drainer sink with swan neck mixer tap. There is space for an electric cooker point, an integrated dishwasher and an integrated fridge/freezer. Central heating radiator, a UPVC double glazed window overlooking the rear garden and an oak door into the utility room.

UTILITY ROOM

With tiled flooring, central heating radiator, plumbing for a washing machine and a UPVC double glazed door onto the rear garden.

GROUND FLOOR W/C

Fitted in white with a wall mounted wash basin with hot and cold taps and splashback, an eco-flush toilet, tiled flooring, extractor fan and a UPVC double glazed obscured window to the side elevation.

FAMILY ROOM

A useful third reception room with central heating radiator, a useful recessed bookcase and 2 UPVC double glazed window to the side elevation.

FIRST FLOOR LANDING

With an airing cupboard housing the insulated hot water cylinder with slatted shelving above. Also having access hatch to the roof space which is partially boarded with light and drop down ladder.

BEDROOM ONE

A generous double bedroom with central heating radiator, a UPVC double glazed window to the front aspect and a door into the ensuite shower room.

ENSUITE SHOWER ROOM

Fitted in white with a pedestal wash basin with mixer tap, eco-flush toilet and a shower enclosure with glazed folding screen and mains fed shower. There is tiled underfloor heating, a chrome towel radiator, extractor fan and spotlights to the ceiling.

BEDROOM TWO

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

BEDROOM THREE

Forming part of the extension at the front of the property this dual aspect double bedroom has UPVC double glazed windows to each side, a central heating radiator and a useful built-in storage cupboard.

BEDROOM FOUR

A double bedroom with central heating radiator and UPVC double glazed windows to both the side and rear aspect.

BEDROOM FIVE

With central heating radiator, a UPVC double glazed window to the front aspect, a built-in bed with storage beneath a useful wardrobe to the side.

OFFICE

With laminate flooring, central heating radiator and a UPVC double glazed window to the side elevation.

FAMILY BATHROOM

A four piece bathroom including spa style bath with handheld shower and central mixer tap, a pedestal wash basin with mixer tap, an eco-flush toilet and a quadrant shower enclosure with mains fed shower and glazed sliding screen. Tiled underfloor heating, a chrome towel radiator, tiled walls, recessed downlights, extractor fan and UPVC double glazed obscured windows to the rear elevation.

DRIVEWAY

The front of the plot has been superbly landscaped to provide extensive parking, laid in black Limestone and leading to the integral garage.

GARAGE

Having an electric remote controlled door with power and light. Also benefitting from a personal door into the hallway and housing the modern Worcester central heating boiler.

GARDENS

The property occupies a delightful plot, professionally landscaped to include attractive raised planted beds to the front and side access to a fully enclosed rear garden which enjoys a southerly aspect and is beautifully landscaped to include a paved patio seating areas in Oyster slate, a level lawn, pergola with climbing plants, wall lights on automatic timers, well stocked beds and borders and a superb log cabin in Norwegian Pine with a shingle roof, power and lighting.

FURTHER INFORMATION

The Worcester central heating boiler and hot water cylinder with thermostatic controls were fitted in 2023.

Solid Oak doors to the ground floor were new in 2023.

TO ARRANGE A VIEWING

Viewing Information - By appointment with the selling agents.

To arrange a viewing during normal office hours please call us on 0 1 6 3 6 - 8 1 6 2 0 0

For out of hours please either leave a voicemail or email southwell@richardwatkinson.co.uk and we will respond to your enquiry as soon as possible the following working day.

COUNCIL TAX BAND

The property is currently registered as council tax band E







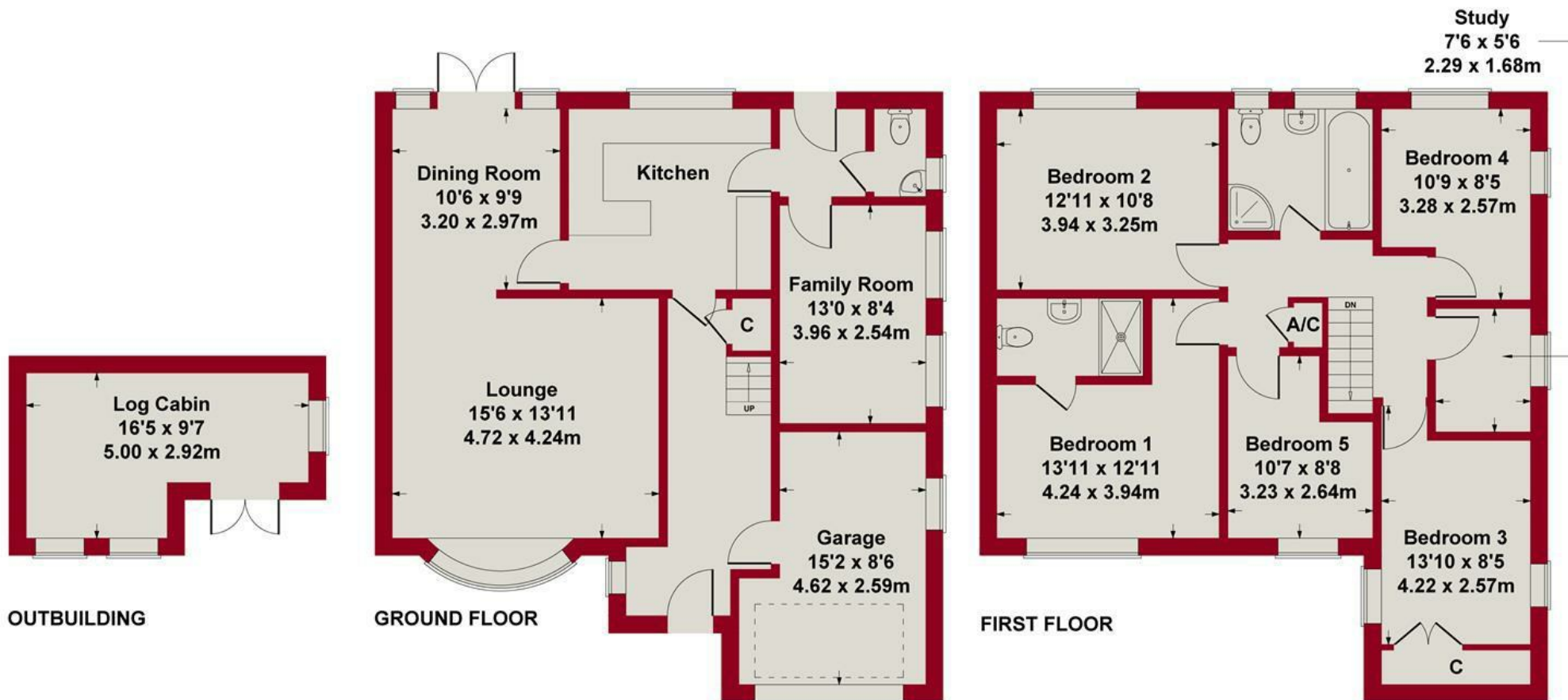








Approximate Gross Internal Area
1883 sq ft - 175 sq m



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. 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		80
(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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Thinking of selling? For a FREE no obligation quotation call 01636 816200



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