



19 Archers Field, Southwell, NG25 0RL

Guide Price £535,000

Tel: 01636 816200

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- A Fantastic Detached Home
- Spacious Lounge With Fireplace
- Modern Breakfast Kitchen
- Utility Room, GF W/C
- Modern Bathroom & En-suite
- High-Spec' Interior
- Versatile 2nd Reception Room
- uPVC And Brick Conservatory
- 4 Double Bedrooms
- Double Garage, Gorgeous Gardens

A fantastic opportunity to purchase a beautifully appointed detached home offering an excellent level of accommodation approaching 1450 square feet overall, ideal for families. Internal viewing is highly recommended to appreciate the superb space and quality of the accommodation which includes a welcoming hallway with marble effect tiled floor and underfloor heating, a spacious dual aspect lounge, a feature contemporary style fireplace and French doors with shutters leading onto the rear garden and a versatile 2nd reception room for dining or sitting room. The modern breakfast kitchen includes a comprehensive range of appliances by Neff as well as white granite worktops and bi-fold doors into the conservatory which overlooks the landscaped rear garden. There is a useful utility room and ground floor W/C then to the 1st floor, 4 double bedrooms and the main family bathroom. The main bedroom includes built-in wardrobes, a feature Juliet balcony and a superbly appointed en suite shower room. The property occupies a delightful plot including a double width driveway and double garage with electric door plus delightful landscaped gardens to the side and rear which afford a good level of privacy.

ACCOMMODATION

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

ENTRANCE HALL

A welcoming entrance hall with marble effect tiled flooring, spotlights to the ceiling, coving, central heating radiator and thermostat and a bespoke oak tred staircase leading to the first floor landing with useful cloaks cupboard beneath. A glazed oak veneered door leads into the lounge.

LOUNGE

A spacious dual aspect reception room with two central heating radiators, coving to the ceiling, a uPVC double glazed window to the front aspect and uPVC double glazed shuttered French doors onto the rear garden. The focal point to the room is a central contemporary style fireplace with granite insert and hearth housing a pebble effect gas fire.

DINING ROOM/SITTING ROOM

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

BREAKFAST KITCHEN

A superbly appointed dining kitchen located at the rear of the property and fitted with a modern range of cream fronted Shaker style units with contrasting matt black handles and

granite worktops with underlighting incorporating an under-mounted Franke sink with mixer tap and drainer grooves to the side. There is tiling for splashbacks, Amtico flooring, a central heating radiator, coved ceiling and spotlights, a uPVC double glazed window to the rear aspect and a range of integrated appliances including a Neff oven with microwave steam combination oven below, a four ring induction hob by Neff with concealed hood over, an integrated Neff dishwasher, bi-folding door lead into the conservatory.

CONSERVATORY

Of brick and uPVC construction with tiled flooring and underfloor heating, a pitched glazed roof and French doors onto the rear garden.

UTILITY ROOM

A modern utility room fitted with a range of cream fronted Shaker style units with a rolled edge worktop, tiled splashbacks and an inset stainless steel sink with mixer tap. Space beneath with plumbing for a washing machine plus Amtico flooring, integrated refrigerator, central heating radiator, extractor fan, spotlights and coving to the ceiling and a uPVC double glazed door to the side.

GROUND FLOOR CLOAKROOM

A modern cloakroom fitted in white with an eco flush toilet and a vanity wash basin with mixer tap and cupboards below. Tiled flooring, central heating radiator, spotlights, coving and extractor fan to the ceiling.

FIRST FLOOR LANDING

With spotlights and coving to the ceiling, access hatch to the roof space, a central heating radiator, an airing cupboard housing the foam insulated hot water cylinder with slatted shelving above. There is a feature arched window to the rear aspect with bespoke shutters plus doors to rooms.

BEDROOM ONE

A good sized double bedroom with a central heating radiator, a uPVC double glazed shuttered window to the side aspect and uPVC double glazed shuttered French doors with Juliet balcony to the rear. Semi vaulted ceiling, two built-in double wardrobes with hanging rail and shelving and a door into the en-suite shower room.

EN-SUITE SHOWER ROOM

Superbly fitted with a modern suite including a low profile shower tray with glazed folding door and mains fed shower. Fitted bathroom furniture with high gloss cupboards and granite worktop incorporating a concealed cistern toilet and a vanity wash basin with mixer tap. Amtico flooring, fully tiled walls, spotlights to the ceiling, a chrome towel radiator and a uPVC double glazed obscured window to the side aspect.

BEDROOM TWO

A double bedroom with coved ceiling and spotlights, a central heating radiator, a uPVC double glazed shuttered window to the rear aspect and a useful built-in double wardrobe.

BEDROOM THREE

A double bedroom with laminate flooring, a central heating radiator, a uPVC double glazed window to the front aspect and spotlights and coving to the ceiling.

BEDROOM FOUR

A double bedroom with a central heating radiator, spotlights and coving to the ceiling, a uPVC double glazed window to the front aspect and a range of wall to wall fitted wardrobes with hanging rail and shelving.

FAMILY BATHROOM

Fitted in white with a contemporary suite including a panel sided bath with mixer tap, a vanity wash basin with white high gloss cupboards and mixer tap and a concealed cistern toilet. Fully tiled walls and useful inset bathroom storage, a chrome towel radiator, spotlights to the ceiling and a uPVC double glazed obscured window to the front elevation.

DRIVEWAY & GARAGING

A double width driveway to the front of the plot provides parking for two vehicles and in turn leads to the detached brick built garage with electric roller shutter door.

GARDENS

The property occupies a delightful and mature plot, the majority of the gardens are set to the rear and are fully enclosed.

SOUTHWELL

The property occupies a convenient location, backing onto Southwell Trail and only a short walk from Southwell town centre which benefits from a wide range of facilities including boutique clothing stores, doctors surgery, pubs and restaurants and a number of excellent independent shops. The Minster 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.

VIEWINGS

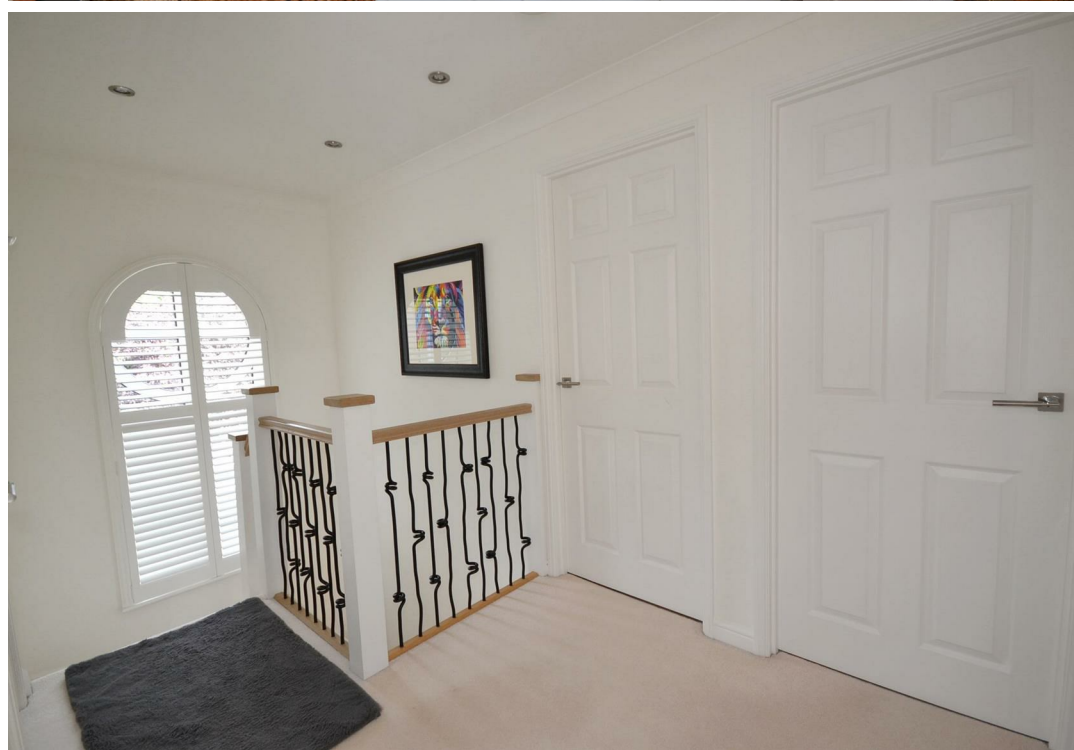
By appointment with Richard Watkinson & Partners.

COUNCIL TAX

The property is registered as council tax band E.



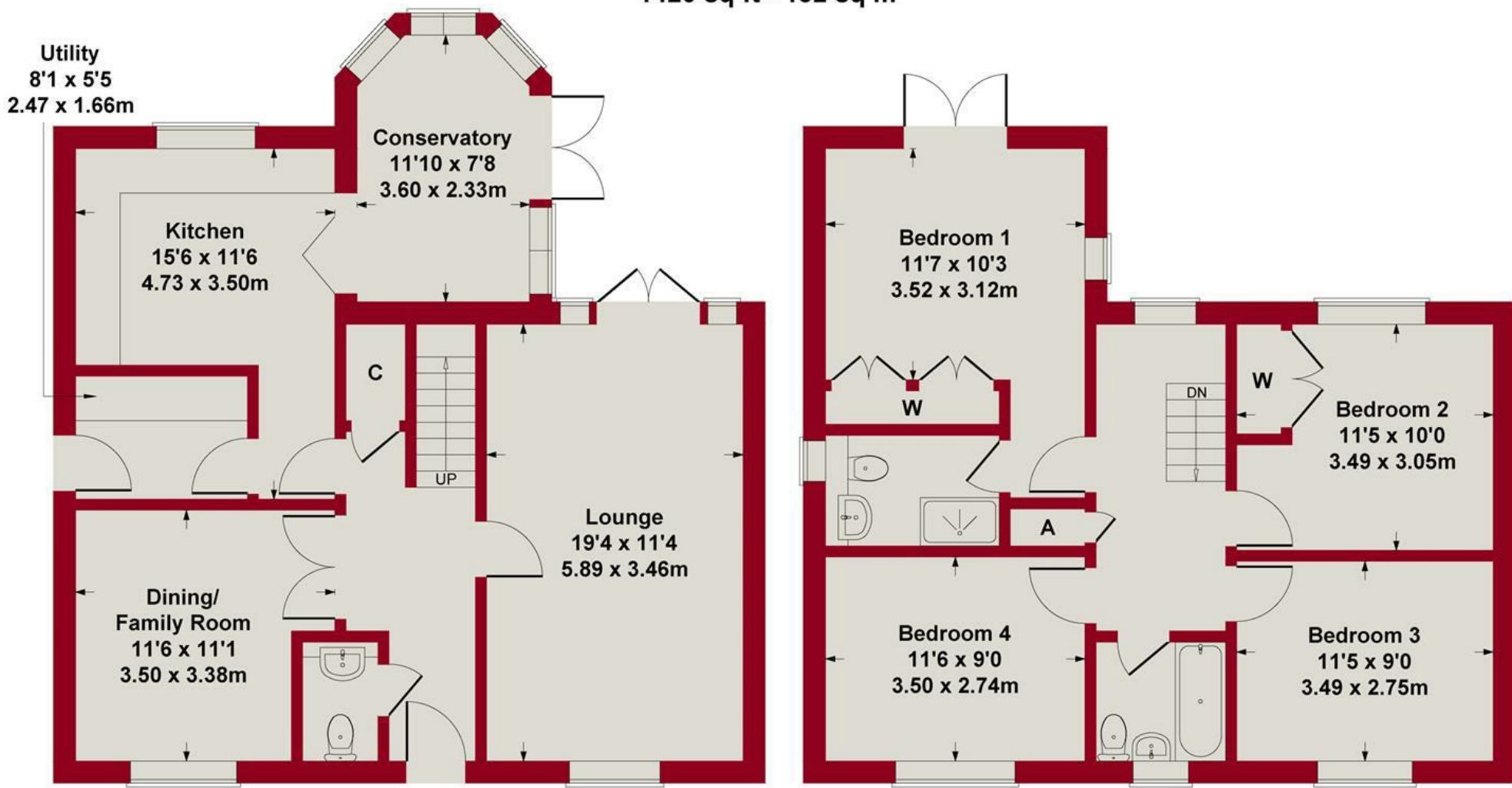








19 Archers Field
Approximate Gross Internal Area
1420 sq ft - 132 sq m



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.

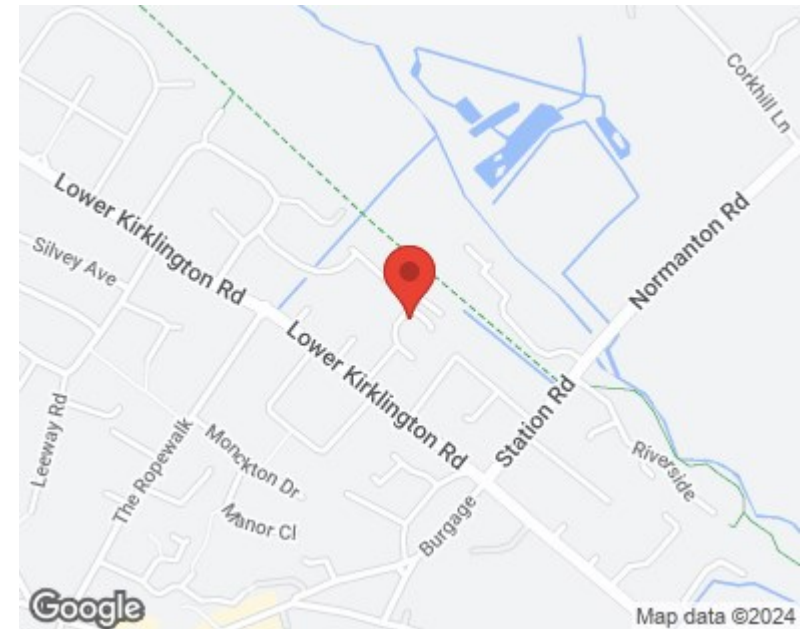
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	66	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU 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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