



5 Becketts Field, Southwell, Nottinghamshire,
NG25 0RY

Guide Price £575,000

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 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- A High Spec Modern Home
- Superbly Appointed Throughout
- 2nd Reception Room
- Utility, GF W/C
- 4 Bedrooms, 2 Bathrooms
- Prime Setting within Development
- Lounge with French Doors
- Modern Dining Kitchen
- Conservatory
- Driveway and Garage

A fantastic detached home offering high specification and immaculately appointed accommodation, excellent for families and located in a prime situation within this highly regarded development.

The property is impeccably presented throughout including a welcoming reception hall and a spacious lounge with French doors onto the rear garden. The superb living kitchen will no doubt appeal to families, offering plenty of space for living, dining and cooking including a fully integrated kitchen and French doors onto the rear garden. There is a 2nd reception room for dining or study space, plus useful utility room and ground floor w/c. The current owners have added a brick and uPVC double glazed conservatory to the rear and arranged off the attractive 1st floor landing are 4 well proportioned bedrooms and the main family bathroom. The main bedroom features a spacious en-suite whilst outside the property enjoys a good level of privacy from the front, parking for several vehicles to the front of the detached garage and a lovely mature rear garden with mature planted beds.

Viewing is highly recommended!

ACCOMMODATION

A panelled entrance door with decorative glazing leads into the reception hall.

RECEPTION HALL

A welcoming reception hall with central heating radiator and touchscreen thermostat, stairs to the first floor, two double glazed windows to the front elevation and a useful under-stand storage cupboard.

LOUNGE

A spacious dual aspect lounge with two central heating radiators, a double glazed window to the front elevation and double glazed French doors with side windows onto the rear garden.

DINING ROOM

The office/dining room is located at the front to the property and includes a central heating radiator and double glazed window to the front elevation

LIVING KITCHEN

Located at the rear, this spacious family orientated living kitchen is fitted with a range of sage green base and wall cupboards with linear edge worktops and matching up-stands, an inset dual bowl stainless steel Carron sink with mixer tap and built-in appliances including a Zanussi double oven, integrated dishwasher, five burner gas hob with chimney extractor hood over, integrated refrigerator with three drawer freezer below. There are two central

heating radiators, a double glazed window into the conservatory and double glazed French doors with side panels onto the rear garden.

UTILITY ROOM

The useful utility room provides a base unit with linear edge worktop and matching up-stands, a double glazed window to the side, a stainless steel sink with mixer tap and space for an appliance below including plumbing for a washing machine. The Potterton combination boiler is concealed within a wall unit, there is a central heating radiator and part glazed door into the conservatory.

CONSERVATORY

A more recent addition to the property of brick and UPVC construction with a sloping polycarbonate roof and a French door onto the rear garden.

GROUND FLOOR W/C

Fitted in white with an Ideal Standard suite including an eco-flush toilet, pedestal wash basin with mixer tap and tiled splashbacks, extractor fan and spotlights to the ceiling plus a central heating radiator.

GALLERIED LANDING

The spacious galleried landing is a particular feature of this design, with central heating radiator, double glazed window to front elevation, access hatch to the roof space and a useful built-in cupboard for linen storage.

BEDROOM ONE

A spacious bedroom suite which includes a touchscreen central heating programmer, a central heating radiator and double glazed window to the rear elevation.

EN-SUITE SHOWER ROOM

Fitted with a three-piece suite including half pedestal wash basin with mixer tap, eco-flush toilet and a generous shower enclosure with glazed sliding screen and mains fed rainfall shower plus spray hose. Tiled effect flooring, tiling for splashbacks, spotlights and extractor fan to the ceiling, towel radiator and a double glazed obscured window to the side elevation

BEDROOM TWO

A double bedroom with a central heated radiator and double glazed window to the rear.

BEDROOM THREE

A double bedroom with a central heating radiator and double glazed window to the front elevation.

BEDROOM FOUR

Currently used as a study and providing a central heating radiator and double glazed window to the front elevation

FAMILY BATHROOM

Fitted in white including a panel sided bath with glazed shower screen and electric Mira

Azora shower over. There is an eco-flush toilet and a half pedestal wash basin with mixer tap, tiled effect flooring, tiling to splashbacks, a chrome towel radiator, spotlights to the ceiling, extractor fan and a double glazed obscured window to the rear elevation.

DRIVEWAY & GARAGE

There is driveway parking to the front of the property for several vehicles, in turn leading to the single brick built garage.

GARDENS

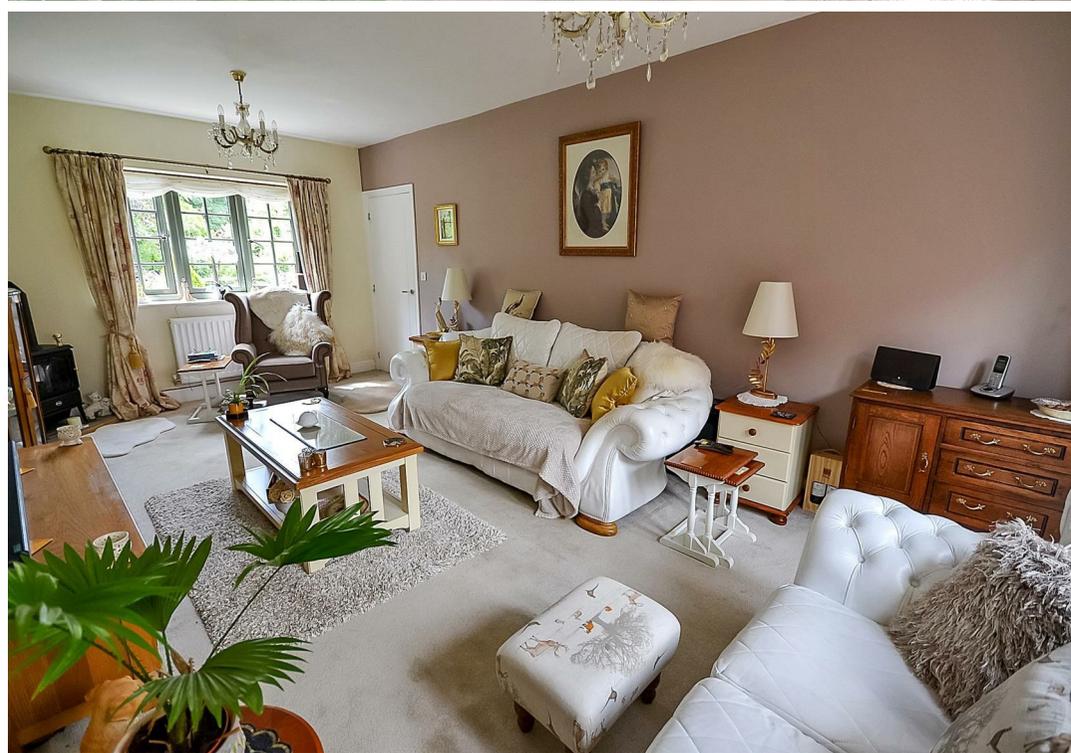
The gardens are a particular feature of the property with well-stocked planted frontage and pathway leading to the front door, and a fully enclosed rear garden which is mainly set to lawn and includes well-stocked planted beds and borders and a paved patio area plus timber gated access to the driveway.

COUNCIL TAX

The property is registered as council tax band E.

VIEWINGS

By appointment with Richard Watkinson & Partners.



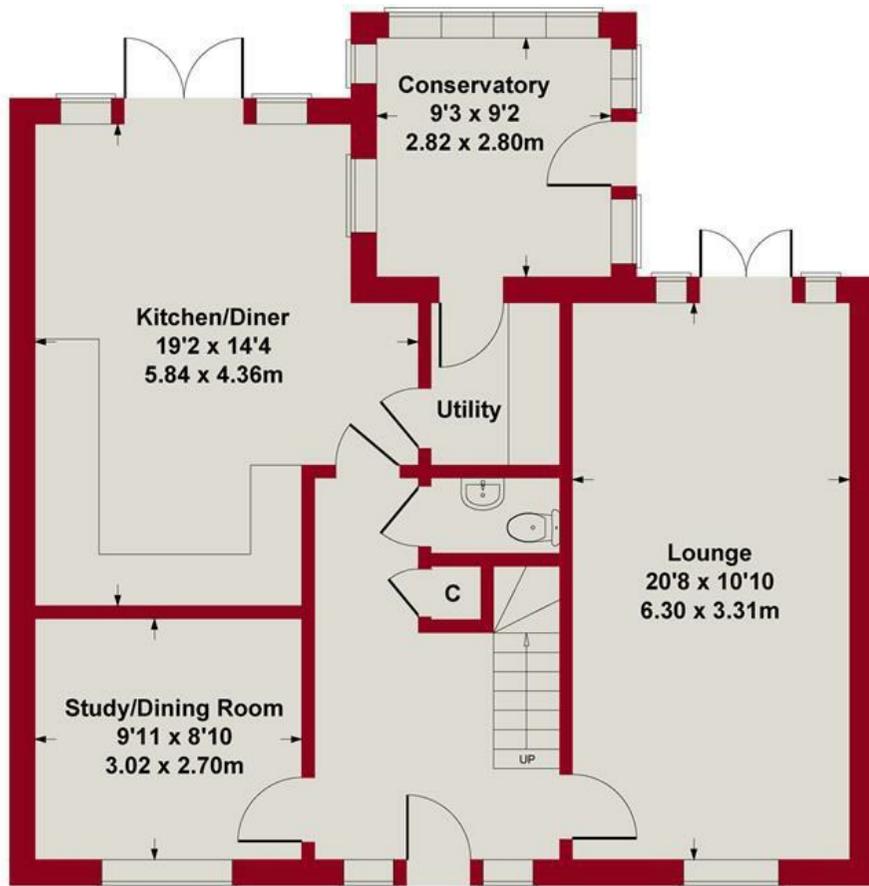




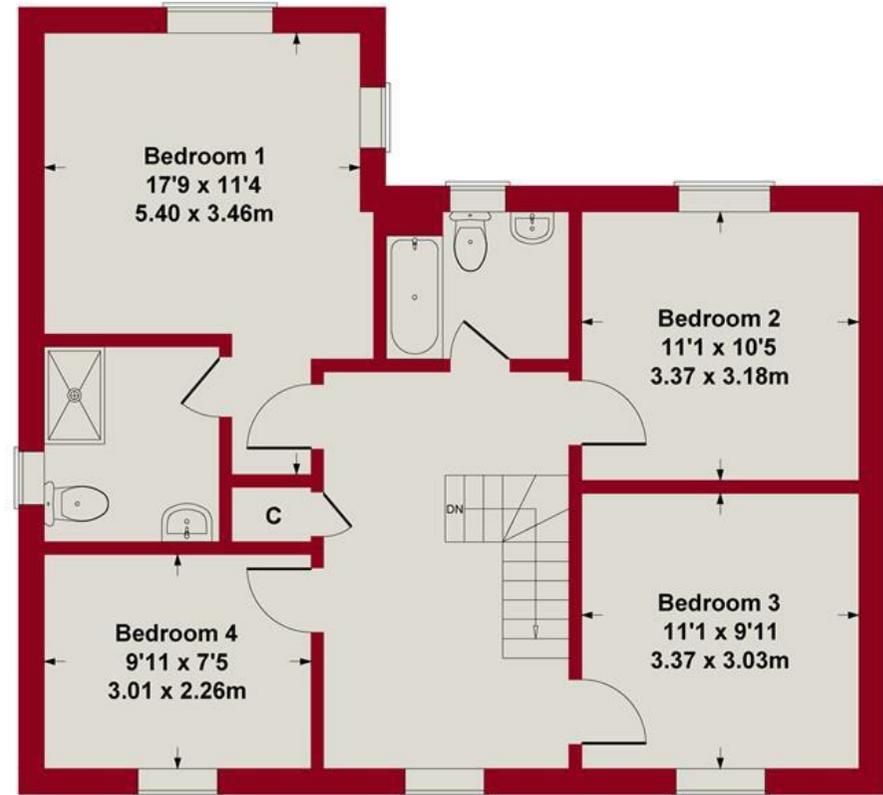




Approximate Gross Internal Area
1593 sq ft - 148 sq m



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(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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