



24 The Rise, Southwell, NG25 0RZ

Guide Price £515,000

Tel: 01636 816200

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- Attractive Detached House
- Spacious Lounge
- Built-in Appliances
- Galleried Landing
- Bath Plus En-suite Shower
- Modern Development
- Fantastic Dining Kitchen
- Useful Utility, GF W/C
- 3 Double Bedrooms
- Driveway, Garage, South Facing Garden

An exciting opportunity to purchase this superbly appointed detached home, offering an excellent level of accommodation, ideal for families.

The spacious accommodation includes an entrance hall, a lounge with oak double doors into a superb dining kitchen which has bi fold doors onto the southerly facing rear garden and is fitted with a comprehensive range of appliances including oven, hob, fridge/freezer and dishwasher. There is a useful utility room with door into the garage, a ground floor WC then arranged off the 1st floor landing are 3 bedrooms and the main family bathroom. The galleried landing has space to create an office area whilst the main bedroom also features an en suite shower room.

Viewing is highly recommended to fully appreciate this excellent family orientated home which also includes a large attractive block paved driveway, an integral garage and a south facing rear garden.

ACCOMMODATION

A composite entrance door with polished chrome door furniture and decorative glazed panels leads into the entrance hall.

ENTRANCE HALL

With central heating radiator, Google Nest heating control, stairs to the first floor with useful understate storage recess and doors to rooms.

LOUNGE

A well proportioned reception room with central heating radiator, a UPVC double glazed window to the front elevation, television aerial points, telephone point, Openreach terminal, USB charging points and double doors into the dining kitchen.

DINING KITCHEN

A superb dining kitchen located at the rear of the property with central heating radiator, telephone and television points, a UPVC double glazed window and bifold doors on to the rear garden.

The kitchen area is fitted with a range of matt slab style units with light oak effect worktops, an inset stainless steel 1 1/2 bowl single drainer sink with mixer tap and Quooker tap. There is a comprehensive range of integrated appliances including an electric 4 zone hob with chimney style extractor over and stainless steel splashback, an integrated dishwasher and an

integrated fridge/freezer. Spotlights to the kitchen area, extractor fan, return door to the reception hall and a door into the utility room.

UTILITY ROOM

A useful room at the side of the property with UPVC double glazed window and obscured French door onto the rear garden. There is a central heating radiator, extractor fan to the ceiling, personnel door into the garage and a range of fitted base and wall cabinets with contrasting worktops, an inset stainless steel single drainer sink with mixer tap, recess and plumbing for a washing machine and a cupboard housing the Ideal Logic central heating boiler.

GROUND FLOOR CLOAKROOM

Fitted in white with a modern suite including an eco flush toilet and a half pedestal wash basin with mixer tap and tiled splashback. Central heating radiator, downlight and extractor fan.

GALLERIED LANDING/OFFICE AREA

Having access to the roof space, a central heating radiator, UPVC double glazed window to the front elevation and a built-in cupboard for storage. The landing provides an area at the front large enough to create a home office area, or similar.

BEDROOM ONE

A large double bedroom with central heating radiator, air conditioning unit, television point, USB charging point, a UPVC double glazed dormer window to the front elevation and a door to the en suite shower room.

EN-SUITE SHOWER ROOM

Fitted in white with an eco flush toilet, wash basin with mixer tap and a shower enclosure with low profile tray, sliding glass door and mains fed shower. Tiling for splashbacks, a chrome towel radiator, electric shaver point, spotlights and extractor fan to the ceiling and a UPVC double glazed obscured window to the rear elevation.

BEDROOM TWO

A good sized double bedroom with large feature UPVC double glazed window to the front elevation, a central heating radiator, television aerial point and USB charging points.

BEDROOM THREE

A double bedroom with central heating radiator a UPVC double glazed window to the rear elevation, television aerial point and USB charging points.

FAMILY BATHROOM

A three-piece suite in white comprising a half pedestal wash basin with mixer tap, eco flush toilet, panel sided bath with mains shower and glazed shower screen. Chrome towel radiator, electric shaver point, spotlights and extractor fan to the ceiling, tiling for splashbacks and a UPVC double glazed obscured window to the rear elevation.

DRIVEWAY & INTEGRAL GARAGE

A herringbone block paved driveway to the front of the property provides driveway parking and leads to the single integral garage.

GARDENS

The rear garden enjoys a southerly aspect and includes lawn and a paved patio area plus outside lighting and water point.

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.

ADDITIONAL INFORMATION

The property has a number of years left on it's New Homes Warranty

The property is freehold.

An initial estate management fee of £275+VAT per annum is applicable and the property is located on a private/unadopted road.

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:_
<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-
<https://reports.ofsted.gov.uk/>

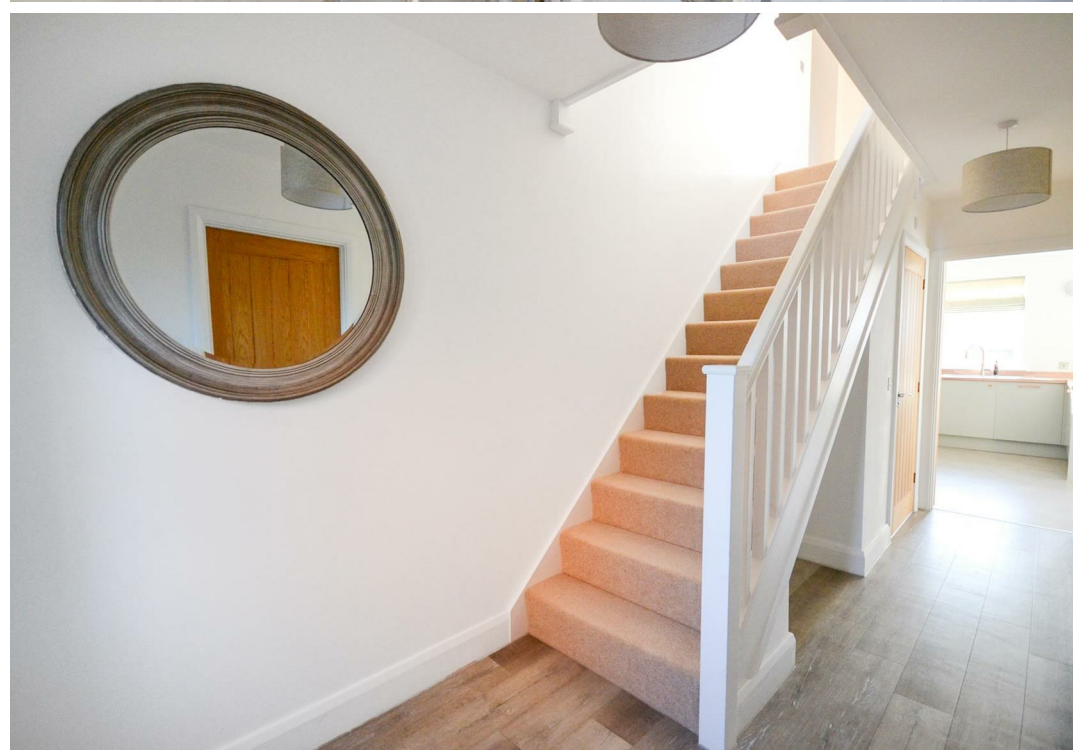
Planning applications:-
<https://www.gov.uk/search-register-planning-decisions>

COUNCIL TAX

The property is registered as council tax band D.

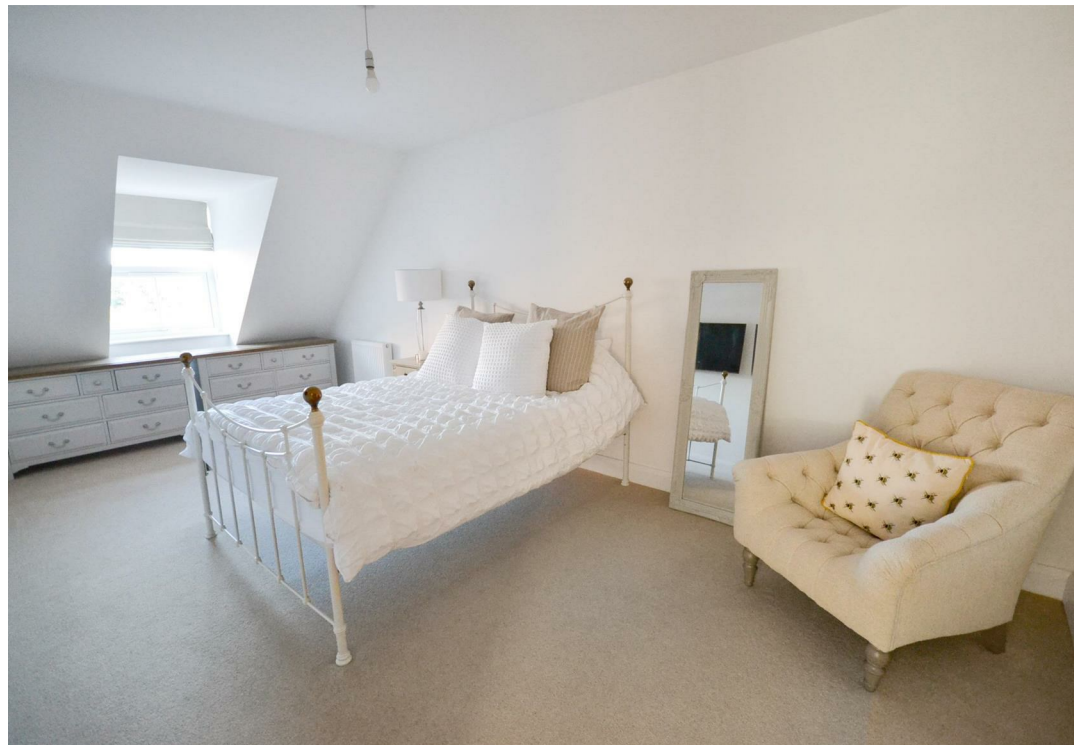
VIEWINGS

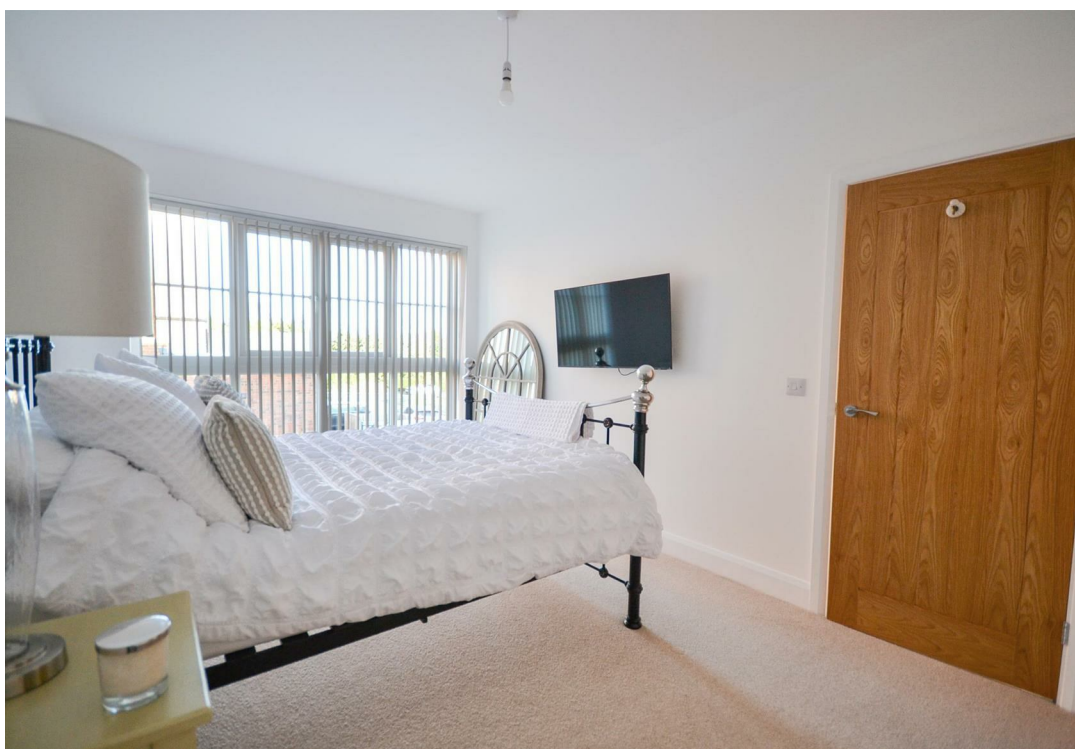
By appointment with Richard Watkinson & Partners.





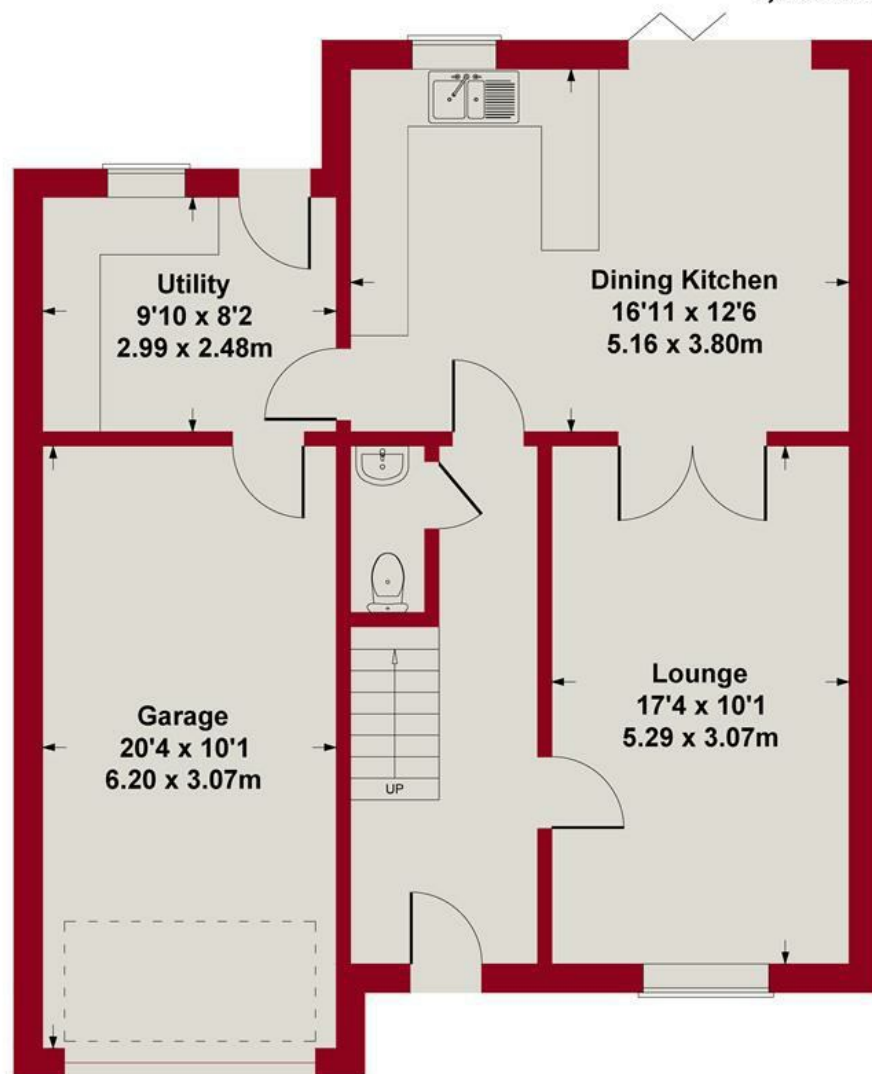




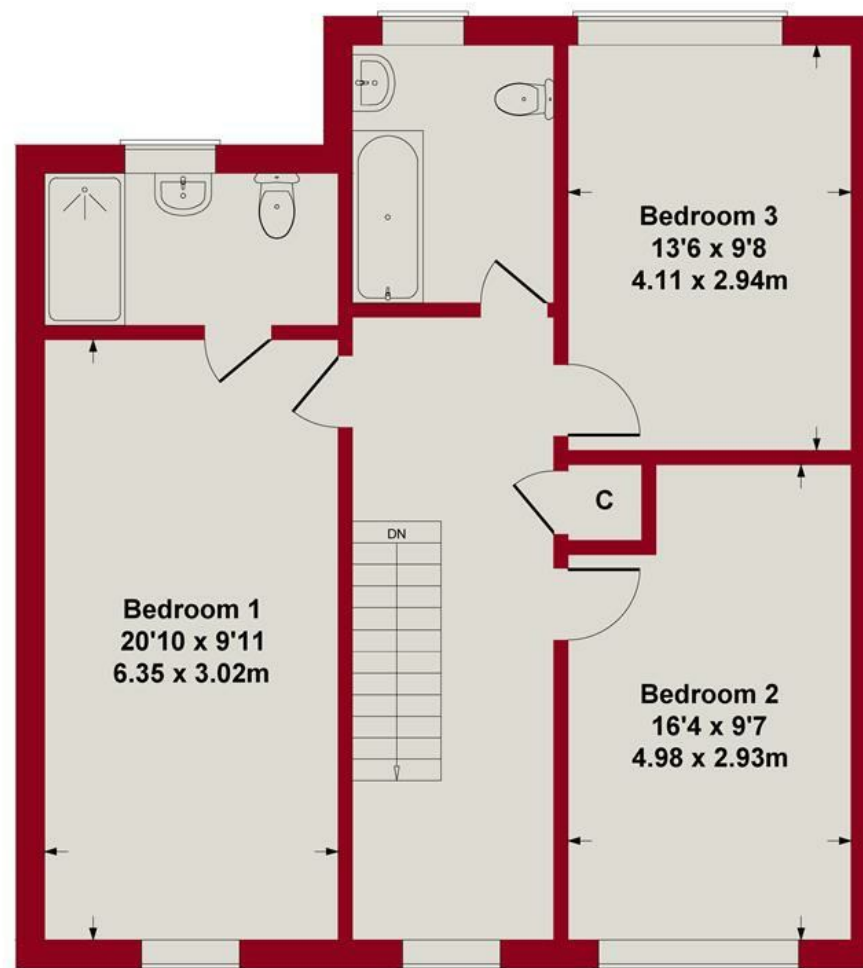




Approximate Gross Internal Area
1,685 sq ft - 157 sq m



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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**RICHARD
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PARTNERS**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	84	
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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