



33 Hopewell Rise, Southwell, NG25 0NX

£416,500

Tel: 01636 816200

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



- A Modern Detached Bungalow
- Deceptively Spacious Accommodation
- Large Lounge/ Diner
- Premium Bathroom & En Suite
- Private South Facing Rear Garden
- Beautifully Appointed Throughout
- Shaker Kitchen with Appliances
- 2 Double Bedrooms
- Double Driveway, Garage
- Cul De Sac Setting

A superb opportunity to purchase a beautifully appointed detached bungalow, offering deceptively spacious accommodation extending to approximately 950 sq.ft and occupying a prime plot on the edge of this popular development.

The property is immaculately appointed throughout, with spacious accommodation including an entrance hall with storage, a fantastic dining kitchen with shaker units and a comprehensive selection of built-in appliances. There is a large lounge/diner with French doors onto the rear garden, a well-appointed bathroom then 2 double bedrooms, the primary bedroom including a contemporary en-suite shower room.

The position and plot are a particular feature of the property, tucked at the end of a quiet cul de sac setting and including driveway parking for 2 cars to the front of the useful brick-built garage as well as a landscaped private south facing rear garden.

Viewing highly recommended!

### ACCOMMODATION

A composite entrance door with chrome door furniture leads into the entrance hall.

### ENTRANCE HALL

A spacious entrance hall with a central heating radiator, access hatch to the roof space, a large walk-in storage cupboard housing the electrical consumer unit and providing excellent storage. There is also a useful built-in cloaks cupboard with hooks.

### DINING KITCHEN

A superbly appointed dining kitchen fitted with a range of Shaker style base and wall cabinets with linear edge worktops and matching upstands. There is an inset stainless steel one and a half bowl single drainer sink with mixer tap and a comprehensive range of built-in appliances including an electric oven, a four ring gas hob and a concealed extractor hood all by Zanussi. Integrated dishwasher and washer dryer also by Zanussi plus a fridge freezer by Bosch. Central heating radiator, a uPVC double glazed window to the front aspect and a Baxi combination boiler.

### LOUNGE DINER

A particularly spacious reception room with two central heating radiators and uPVC double glazed French doors leading onto the rear garden.

### BEDROOM ONE

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

### EN-SUITE SHOWER ROOM

A large en-suite shower room fitted in white including a back-to-wall dual flush toilet, a pedestal wash basin with mixer tap and tiled splashbacks and a shower enclosure with glazed sliding door and mains fed shower. There is tiling for splashbacks, a central heating radiator, extractor fan and a uPVC double glazed obscured window to the rear aspect.

### BEDROOM TWO

A good sized double bedroom with a central heating radiator and a uPVC double glazed window to the front aspect.

### MAIN BATHROOM

A superbly appointed bathroom fitted in white with a panel sided bath having mixer tap and tiled splashback. There is a half pedestal wash basin with mixer tap and tiled splashback plus a back-to-wall dual flush toilet, all in white. Central heating radiator, extractor fan and a uPVC double glazed obscured window to the side aspect.

### DRIVEWAY PARKING & SINGLE GARAGE

A double width driveway provides parking for at least two vehicles, leading to the brick built garage with up and over door, power and light.

### GARDENS

The property occupies a prime plot at the head of the cul de sac with a gravelled frontage, paved pathways and a well stocked planted bed. There is access to the rear garden which has been superbly landscaped by the current owner, is fully enclosed with timber panelled fencing and includes a good sized artificial lawn and generous paved patio area, all affording a high level of privacy.

### COUNCIL TAX

The property is registered as council tax band D.

### VIEWINGS

By appointment with Richard Watkinson & Partners.

### ADDITIONAL INFORMATION

A service charge of (approximately) £192 per annum applies.

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#>

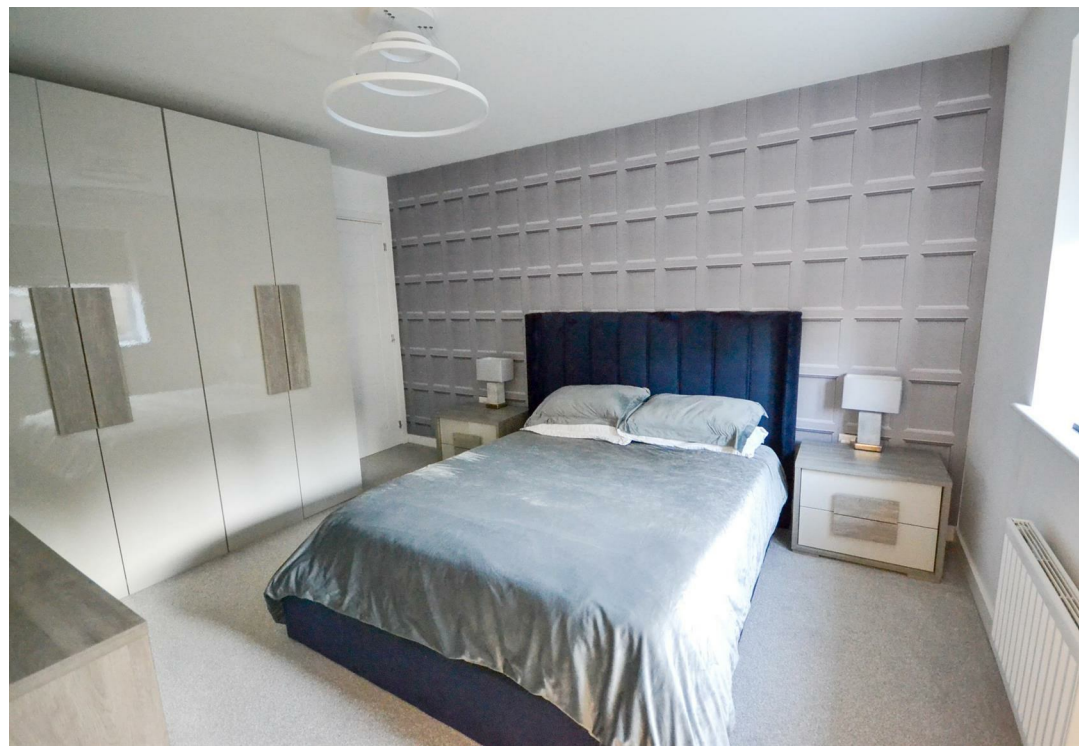
Broadband & Mobile coverage:-  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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

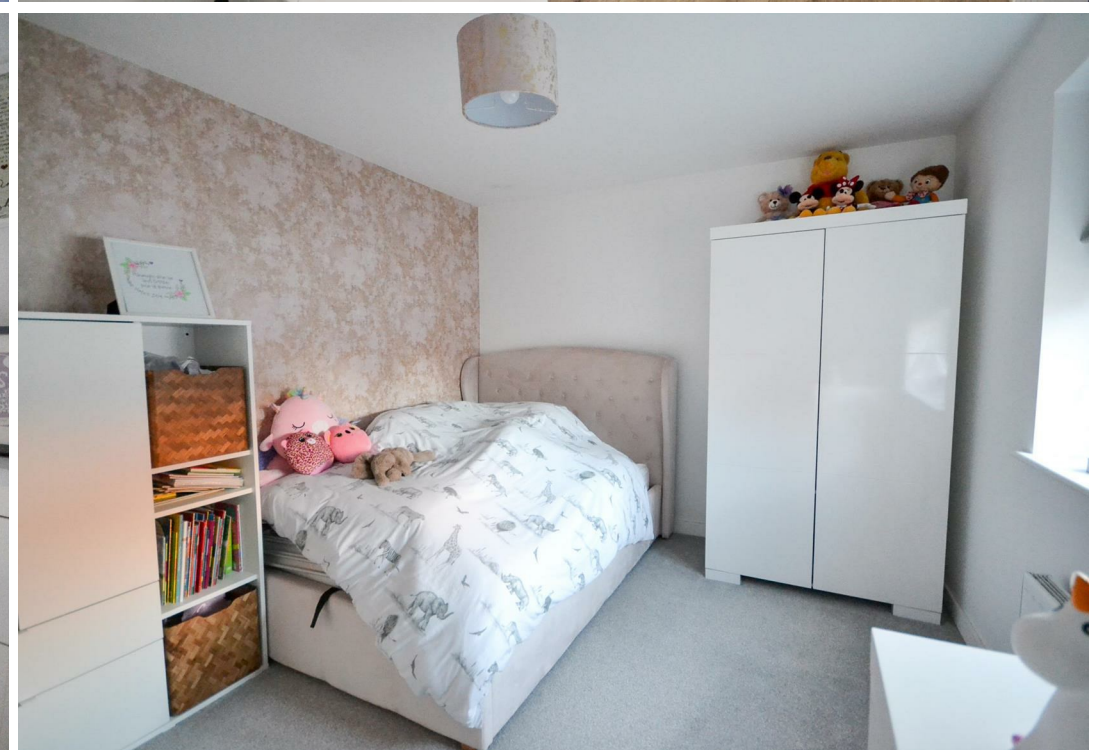
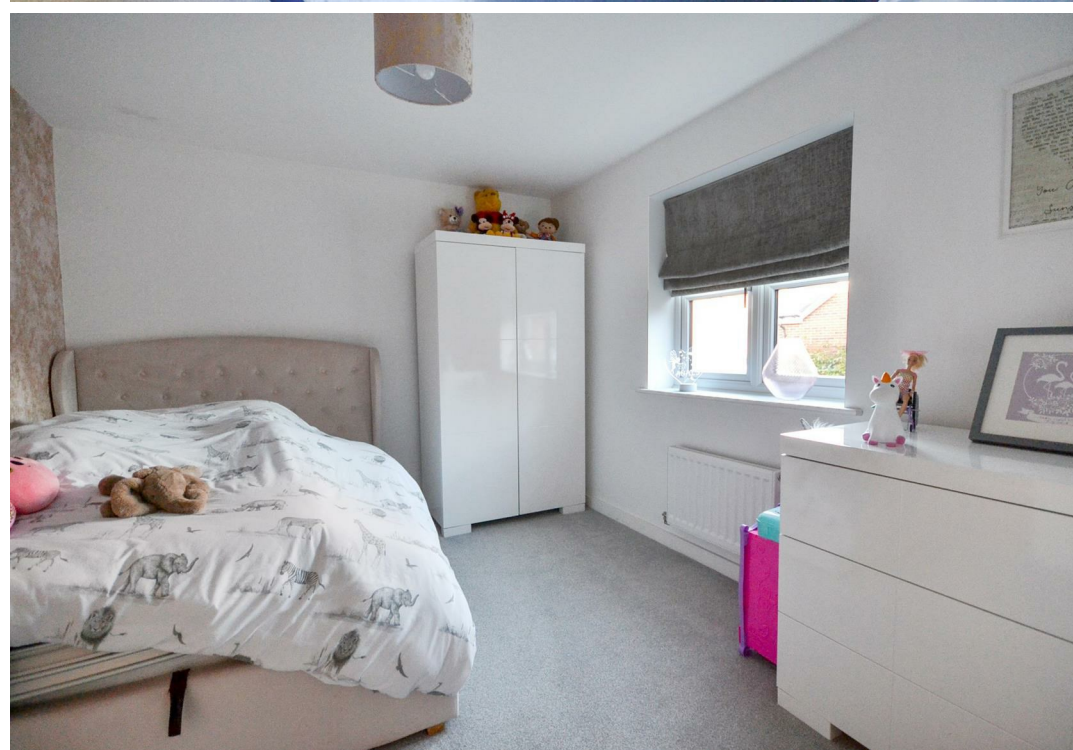
Planning applications:-  
<https://www.gov.uk/search-register-planning-decisions>









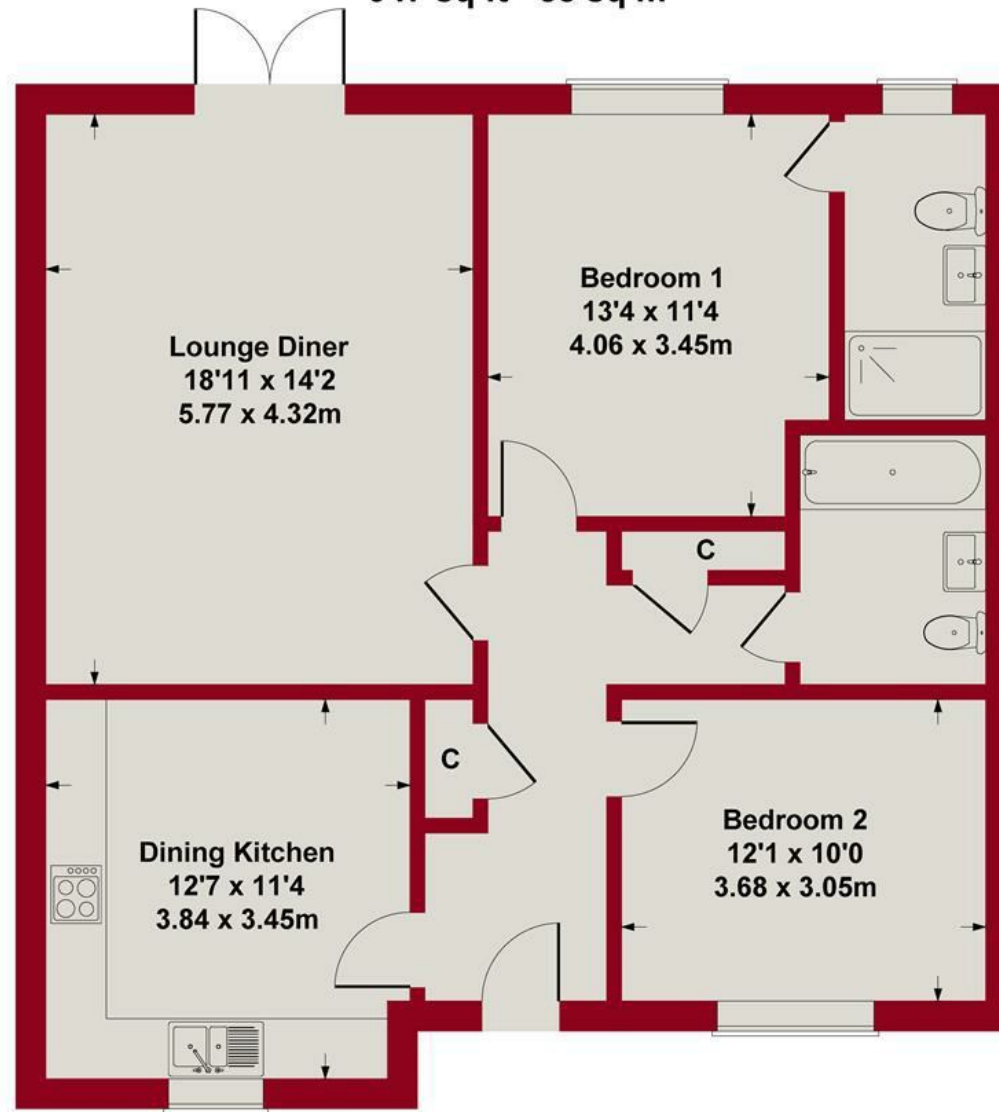








**Approximate Gross Internal Area**  
**947 sq ft - 88 sq m**



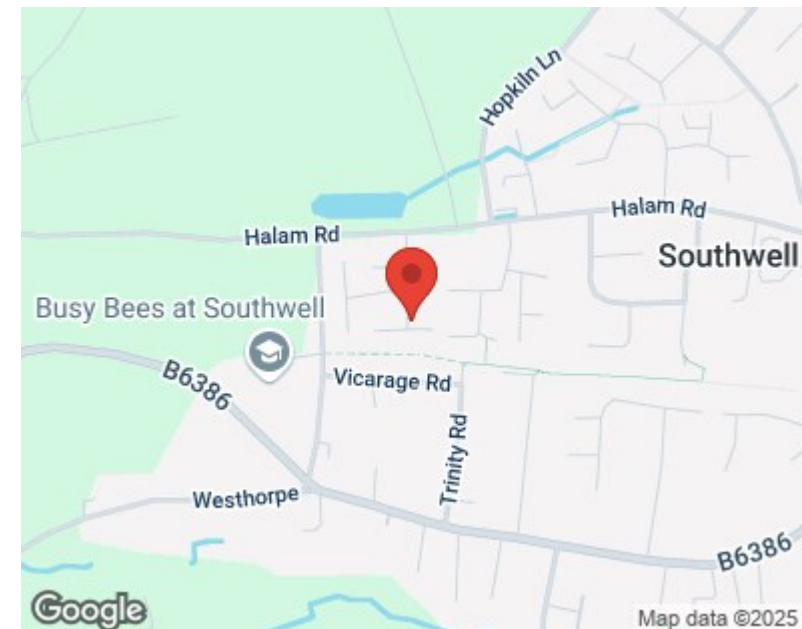
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Copyright V360 Ltd 2025 | [www.houseviz.com](http://www.houseviz.com)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

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



**RICS**



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.  
Registered in England. Ltd Registration number: 07140024

20 King Street,  
Southwell NG25 0EH  
Tel: 01636 816200  
Email: [southwell@richardwatkinson.co.uk](mailto:southwell@richardwatkinson.co.uk)

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers