



34 Archers Field, Southwell, Nottingham,  
NG25 0RL

Guide Price £495,000

Tel: 01636 816200

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



- Executive Style Detached Home
- No Chain
- Lounge, Dining Room
- Utility Room, GF W/C
- Bathroom Plus En-suite
- Excellent for Families
- Well Appointed Throughout
- Large Conservatory
- 4 Double Bedrooms
- 2 Car Driveway, Double Garage

A fantastic opportunity to purchase an executive style detached family orientated home, offered for sale with the advantage of NO CHAIN, and bought to the market in good decorative order throughout including a superb dining kitchen re-modelled C. 2013.

The accommodation in brief comprises: reception hall with useful cloaks/W/C off, a spacious lounge with French doors into a large conservatory at the rear. There is a separate dining room and useful utility room then 4 good sized bedrooms and the bathroom plus en-suite to the 1st floor. A double width driveway to the side of the property leads to the brick-built double garage, whilst to the rear is a pleasant and enclosed garden which is mainly set to lawn.

Must view!

### ACCOMMODATION

A UPVC double glazed entrance door leads into the reception hall.

### RECEPTION HALL

With oak effect laminate flooring, security alarm control panel, central heating radiator and thermostat, stairs to the first floor and a useful understand storage cupboard. Oak double doors lead into the dining room.

### DINING ROOM

With oak effect laminate flooring, central heating radiator, security alarm sensor and a UPVC double glazed window to the front elevation.

### LOUNGE

A spacious reception room with two central heating radiators, UPVC double glazed window to the front elevation and UPVC double glazed French doors into the conservatory. There is an attractive Adam style fireplace with marble effect insert and hearth housing a coal effect gas fire.

### BREAKFAST KITCHEN

Fitted with a modern range of base and wall units with cupboards and drawers, butchers block worktops and upstands, a pull-out larder cupboard, an inset single drainer sink with swan neck mixer tap and a comprehensive range of integrated appliances including a 70/30 fridge freezer, double oven and an integrated dishwasher. Slate effect tiled flooring and underfloor heating, central heating radiator, UPVC double glazed window to the rear elevation and UPVC double glazed French doors into the conservatory.

### CONSERVATORY

A spacious conservatory of UPVC and brick construction with slate effect tiled flooring, underfloor heating and French doors onto the rear garden.

### UTILITY ROOM

With Shaker cabinets, a butchers block worktop with matching upstands, inset stainless steel sink with swan neck mixer tap and space below for appliances including plumbing for a washing machine. Slate effect tiled flooring and underfloor heating, central heating radiator, a UPVC double glazed door to the side elevation and a wall-mounted Worcester central heating boiler (c. 2018)

### GROUND FLOOR CLOAKROOM

With oak effect laminate flooring and fitted in white with a vanity wash basin with mixer tap and tiled splashback, a close coupled toilet, central heating radiator and extractor fan.

### FIRST FLOOR LANDING

With access hatch to the roof space, central heating radiator and a UPVC double glazed window to the rear elevation. An airing cupboard houses the foam insulated hot water cylinder with slatted shelving above.

### BEDROOM ONE

A double bedroom with central heating radiator, UPVC double glazed window to the side elevation, UPVC double glazed French doors to the rear elevation and two built-in double wardrobes with hanging rail and shelving.

### EN SUITE SHOWER ROOM

Fitted in white with a close coupled toilet, pedestal wash basin, and shower enclosure with glazed folding door and mains fed shower. Tiling for splashbacks, central heating radiator, extractor fan and a UPVC double glazed obscured window to the side elevation.

### BEDROOM TWO

With central heating radiator, UPVC double glazed window to the rear elevation and a built-in double wardrobe with hanging rail and shelving.

### BEDROOM THREE

With central heating radiator and UPVC double glazed window to the front elevation.

### BEDROOM FOUR

With central heating radiator and a UPVC double glazed window to the front elevation.

### FAMILY BATHROOM

Fitted in white with a panel sided bath with mixer shower attachment, a pedestal wash basin with hot and cold taps plus a close coupled toilet. Central heating radiator, extractor fan, tiled splashbacks and a UPVC double glazed obscured window to the front elevation.

### DRIVEWAY AND DOUBLE GARAGE

A double with driveway to the side of the property provides multi vehicle parking and leads to the brick-built double garage.

## **GARDENS**

Gated side access leads to enclosed gardens to the rear of the property, including block paved pathways and patio area, planted borders and a shaped lawn. A timber shed is included in the sale.

## **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.

## **VIEWING INFO**

Viewing Information - Strictly by appointment with the selling agents. For out of office hours please call Amy Tillson, Director at Richard Watkinson and Partners on 07973 549004

## **COUNCIL TAX BAND**

The property is registered as council tax band E

## **ADDITIONAL INFORMATION**

Historic flooding occurred in 2013.

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>





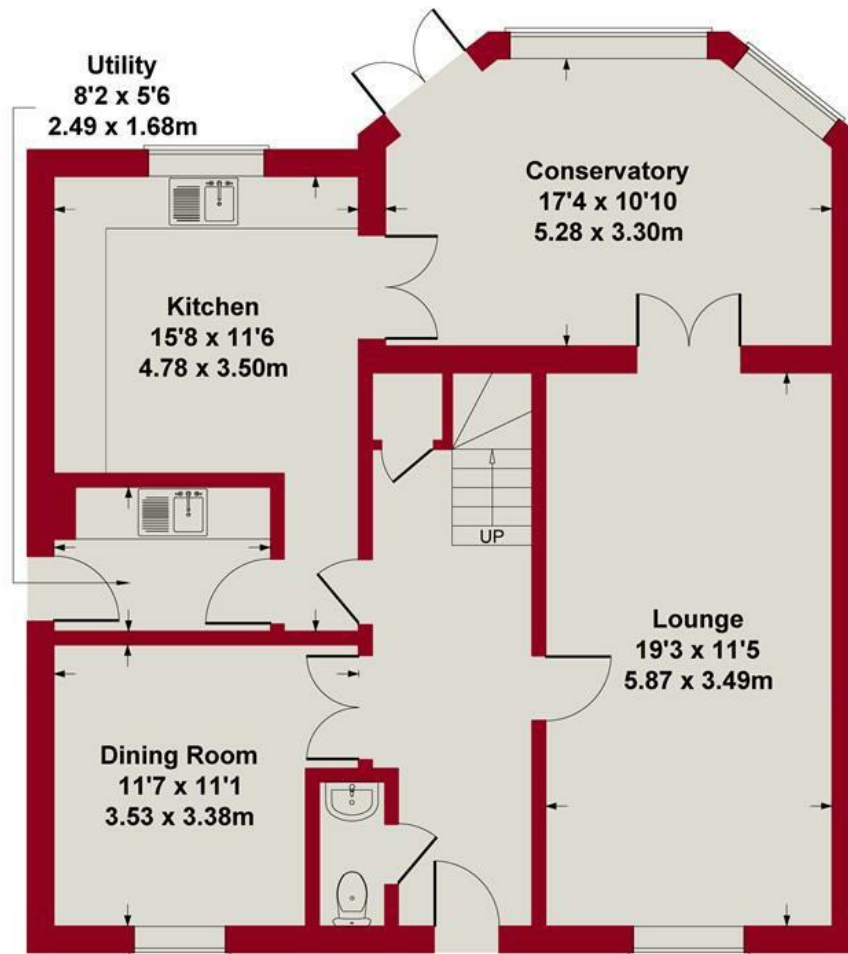




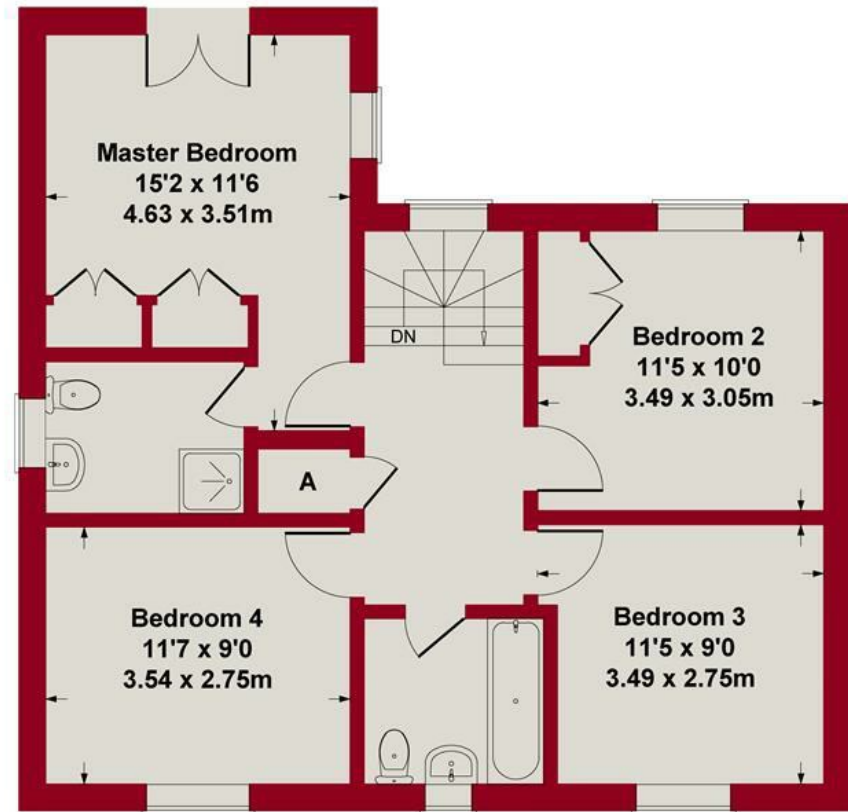




Approximate Gross Internal Area  
1582 sq ft - 147 sq m



GROUND FLOOR



FIRST FLOOR

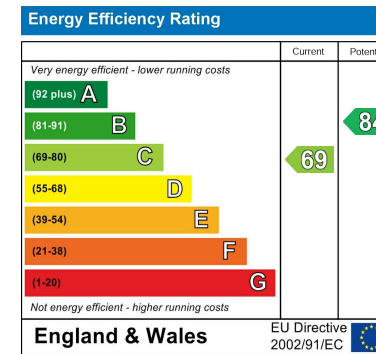
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances,  
their sizes and locations, are approximate only.  
They cannot be regarded as being a representation by the seller, nor their agent.

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*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**



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