



26 Honing Drive, Southwell, Nottinghamshire,
NG25 0LB

Guide Price £475,000

Tel: 01636 816200

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

- An Extended Detached House
- Modern Dining Kitchen
- 2 Reception Rooms
- Well Appointd Bathroom plus En-suite
- Established Garden
- Superbly Appointed Accommodation
- Utiity & Ground floor W/C
- 4 Bedrooms
- Block Paved Driveway & Double Garage
- Popular Cul de Sac setting

A great opportunity to purchase this superbly appointed detached home, updated by the current owners and occupying a popular setting at the head of a cul de sac.

The property is stylishly appointed throughout and offers excellent family orientated accommodation including an entrance hall, a spacious lounge and a versatile 2nd reception room, ideal as a home office or playroom. The dining kitchen and utility were remodelled c.2017 to include a contemporary range of handleless units topped with quartz worktops and including built-in appliances. There is a useful ground floor WC then to the 1st floor, 4 bedrooms, the family bathroom and an en-suite shower room.

Attractive block paved parking sits to the front of the double garage and both front and rear gardens are utilised as pleasant seating areas, the rear including a good sized lawn.

Viewing is highly recommended!

ACCOMMODATION

A contemporary style composite door leads into the entrance hall.

ENTRANCE HALL

With oak effect laminate flooring, a central heating radiator, stairs rising to the first floor with useful understairs storage cupboard.

LOUNGE

A well proportioned reception room with laminate flooring, central heating radiator, a uPVC double glazed window to the front aspect and an inset log burner with slate hearth below.

DINING KITCHEN

A superbly fitted dining kitchen complete with a range of handleless base and wall cabinets with quartz worktops, upstands and matching window cill, there is an inset 1.5 bowl sink with mixer tap and drainer grooves to the side plus a range of integrated appliances including an eye level oven, a four zone electric hob with chimney extractor hood over, an integrated double drawer dishwasher and pull out pantry drawers. There is tiled flooring throughout, a central heating radiator, a uPVC double glazed window and uPVC double glazed French doors onto the rear garden, spotlights to the ceiling and access to the utility.

UTILITY

A useful space with tiled flooring and a double base unit with quartz worktop, an inset stainless steel single drainer sink with mixer tap and tiled splashbacks and space beneath the

worktop for an appliance with plumbing for a washing machine. There is a uPVC double glazed window to the rear aspect, an electric chrome towel radiator, space for the fridge freezer and a door into the ground cloakroom/w/c.

CLOAKROOM/W/C

Fitted with a modern cloakroom suite including a dual flush toilet and a pedestal wash basin with mixer tap and tiled splashback. Tiled flooring, electric chrome towel radiator, a uPVC double glazed obscured window to the side aspect and a wall mounted Worcester condensing central heating boiler.

FAMILY ROOM

A versatile second reception room with laminate flooring, a central heating radiator and uPVC double glazed windows to both the front and rear aspects.

FIRST FLOOR LANDING

With an access hatch to the roof space with loft ladder included and an airing cupboard housing the foam insulated hot water cylinder with shelving.

BEDROOM ONE

A double bedroom with a central heating radiator, a uPVC double glazed window to the front elevation, two sets of built-in double wardrobes and a door to the en-suite.

EN-SUITE SHOWER ROOM

A modern en-suite including a vanity wash basin with mixer tap and cupboard below, a dual flush toilet and a shower enclosure with Mira Sport electric shower and glazed folding door. There is tiling for splashbacks, spotlights to the ceiling, tiled flooring, an extractor fan and an electric chrome towel radiator.

BEDROOM TWO

A good sized double bedroom with laminate flooring, a central heating radiator, a uPVC double glazed window to the rear elevation and a run of built-in wardrobes.

BEDROOM THREE

A double bedroom with a central heating radiator, a uPVC double glazed window to the front elevation and a range of bedroom furniture including a fitted triple wardrobe and a dressing table with drawers.

BEDROOM FOUR

With laminate flooring, a central heating radiator and a uPVC double glazed window to the front and side elevations.

BATHROOM

A superbly appointed four piece family bathroom including a dual flush toilet, a bath with mixer tap, a quadrant style shower cubicle with glazed sliding doors and electric shower and a floating vanity wash basin with mixer tap and drawers below. There is tiling for splashbacks, a uPVC double glazed obscured window to the rear aspect, spotlights to the ceiling, a large fitted bathroom mirror and an electric chrome towel radiator.

DRIVEWAY PARKING & DOUBLE GARAGE

An attractive block paved driveway to the front of the plot provides multi vehicle parking and leads to the detached double garage with electric door, power and light.

GARDENS

The property occupies an attractive plot with steps from the driveway leading to a raised terraced style seating area which affords a good level of privacy with a pathway leading to the front door and adjoining timber shed with log store. The pathway continues around the side of the property and via a wrought iron gate leading to the rear garden which is enclosed with timber panelled fencing and includes a paved patio seating area with steps leading to a shaped lawn and well stocked established beds and borders.

COUNCIL TAX

The property is registered as council tax band E.

VIEWINGS

By appointment with Richard Watkinson & Partners.

ADDITIONAL INFORMATION

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>



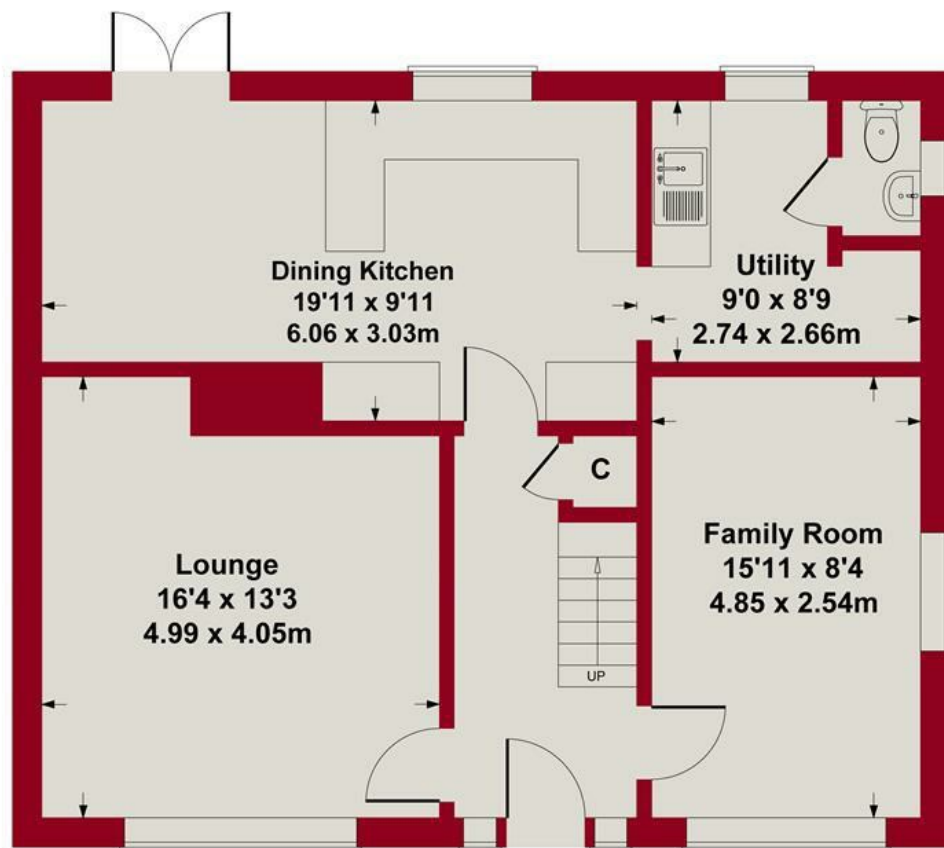




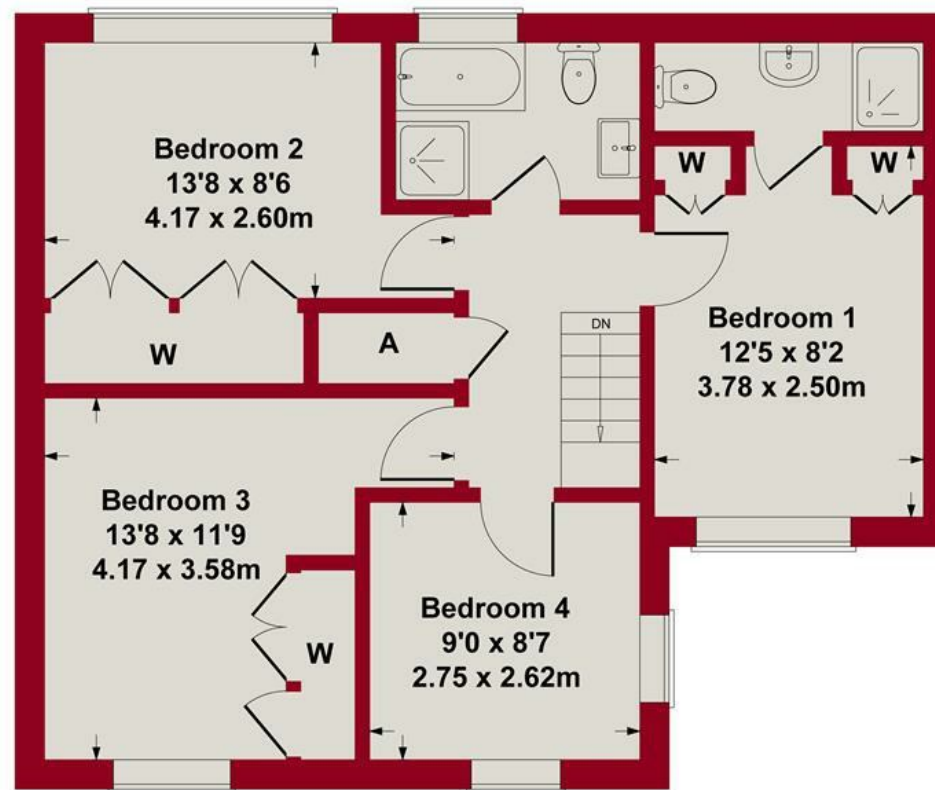




Approximate Gross Internal Area
1330 sq ft - 124 sq m



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	68	
(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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