



28 Archers Field, Southwell, NG25 0RL

£530,000

Tel: 01636 816200

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

- An Impressive Detached House
- Popular and Convenient Location
- 2 Reception Rooms
- Kitchen and Utility Room
- Bathroom, 2 En-suites, G.F. W/c
- No Chain
- 3 Storey Accommodation
- Conservatory
- 5 Bedrooms
- Double Garage, Delightful Walled Garden

Offered for sale with the advantage of 'no chain', this impressive detached home offers spacious, family sized accommodation over 3 floors.

The property is a great blank canvas for buyers wishing to upgrade and potentially reconfigure a home to their own taste and specifications. The accommodation in brief comprises: an entrance hall, a spacious lounge, a fitted shaker style kitchen with useful utility room off, and a dining room leading into the conservatory which overlooks the rear garden.

The property has five good sized bedrooms overall, with 4 to the first floor including one en-suite and the family bathroom whilst to the second floor, the primary bedroom suite includes fitted wardrobes and an en-suite shower room.

A double width driveway provides parking to the front of the double garage and the delightful gardens include established planting to the front and side and an attractive walled garden to the rear with a paved patio, a small shaped lawn and attractive mature borders.

ACCOMMODATION

A part glazed entrance door leads into the entrance hall.

ENTRANCE HALL

An L shaped entrance hall with engineered oak flooring, a central heating radiator and a staircase rising to the first floor.

KITCHEN

Fitted with a range of base and wall units with butchers block timber worktops and tiled splashbacks, an inset 1.5 bowl stainless steel sink with mixer tap and a range of built-in appliances including a four burner gas hob with concealed extractor hood over and an eye level double oven by Neff. There is space and plumbing for a dishwasher plus tiled flooring throughout, a chrome towel radiator, access to the roof space, a uPVC double glazed window overlooking the rear garden and a door into the utility room.

UTILITY ROOM

Fitted with a base unit with worktop above and stainless steel single drainer sink with hot and cold taps. Tiling for splashbacks, a wall mounted storage cupboard, space beneath the worktops for appliances including plumbing for a washing machine. A part glazed door onto the rear garden, tiled flooring, central heating radiator, extractor fan, a uPVC double glazed obscured window to the side aspect, a wall mounted Glow-worm central heating boiler and a courtesy door into the garage.

LOUNGE

A spacious reception room with engineered oak flooring, a central heating radiator, uPVC double glazed windows to the front and side aspect and a fireplace housing a coal effect gas fire.

DINING ROOM

With engineered oak flooring, a central heating radiator and uPVC double glazed French doors into the conservatory.

CONSERVATORY

Of brick and uPVC construction with tiled flooring and underfloor heating, a ceiling fan and uPVC double glazed French doors onto the garden.

GROUND FLOOR W/C

With engineered oak flooring, a central heating radiator, a uPVC double glazed window to the side aspect, storage under the stairs and fitted with a two piece cloakroom suite comprising a close coupled toilet and a pedestal wash basin with hot and cold taps.

FIRST FLOOR LANDING

With a central heating radiator, a built-in cupboard with slatted shelving, a uPVC double glazed window to the side aspect and a staircase rising to the second floor.

BEDROOM TWO

With two central heating radiators, two uPVC double glazed windows to the front aspect, a built-in double wardrobe and a door to the en-suite bathroom.

EN-SUITE BATHROOM

Fitted in white including a pedestal wash basin with hot and cold taps, a close coupled toilet and a panel sided bath with hot and cold taps and mains fed shower over. Tiling for splashbacks, a chrome towel radiator, extractor fan and a uPVC double glazed obscured window to the side aspect.

BEDROOM THREE

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

BEDROOM FOUR

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

BEDROOM FIVE

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

FAMILY BATHROOM

A three piece family bathroom with pedestal wash basin, a close coupled toilet and a panel sided bath with mixer tap and shower attachment. There is a glazed shower screen, a central

heating radiator, tiling for splashbacks, an extractor fan and a uPVC double glazed obscured window to the rear aspect.

SECOND FLOOR LANDING

With an access hatch to the roof space and a uPVC double glazed window to the side aspect plus a built-in storage cupboard over the stairs.

SECOND FLOOR BEDROOM 1

A dual aspect double bedroom with two central heating radiators, access to the eaves for storage, four Velux skylights, two built-in wardrobes for storage and the airing cupboard housing the hot water cylinder.

EN-SUITE SHOWER ROOM

Fitted in white with a close coupled toilet, a pedestal wash basin with hot and cold taps, central heating radiator and a shower enclosure with mains fed shower and glazed shower screen, Velux skylight and extractor fan.

DRIVEWAY & GARAGING

A double width driveway provides parking and leads to the double integral garage with two up and over doors and a courtesy door into the utility.

GARDENS

The property occupies a mature plot with wrought iron railings to the front and side boundary, including a small lawned frontage with established borders. There is gated side access to a delightful walled rear garden with paved patio seating areas, a shaped lawn and established planted beds and borders.

COUNCIL TAX

The property is registered as council tax band F.

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>

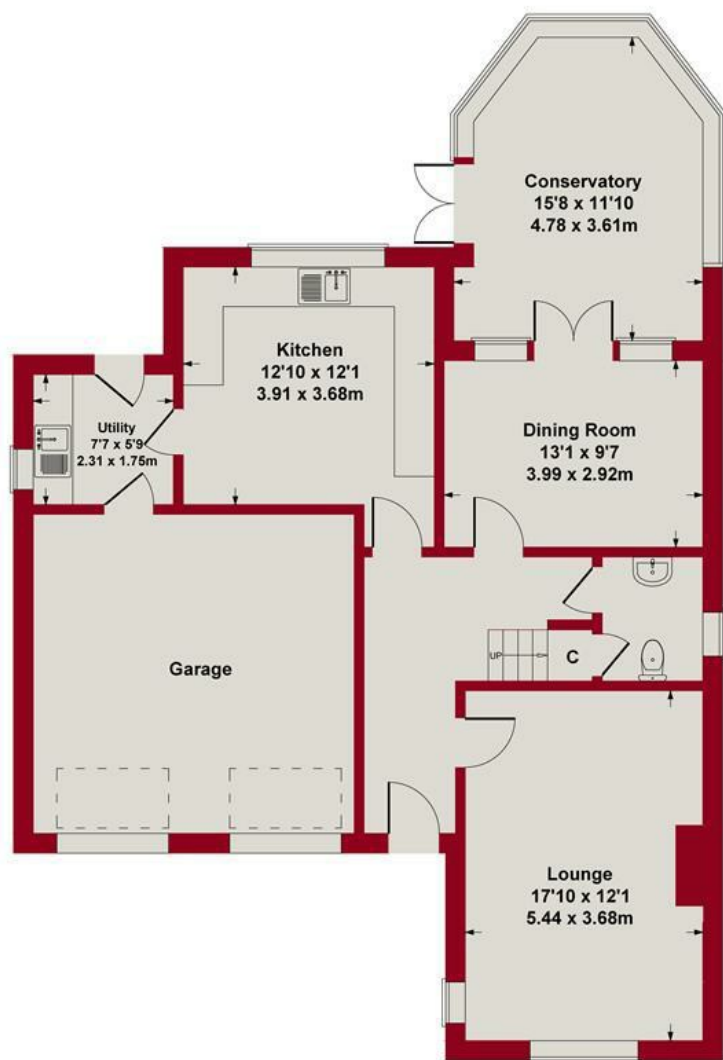




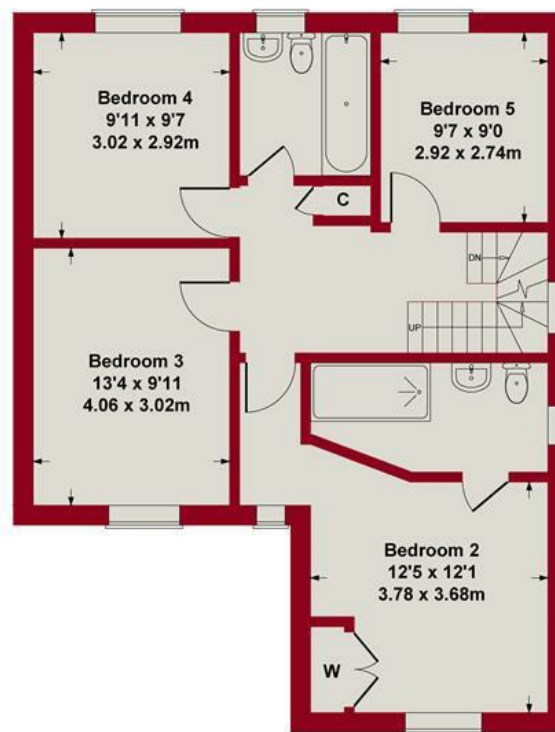




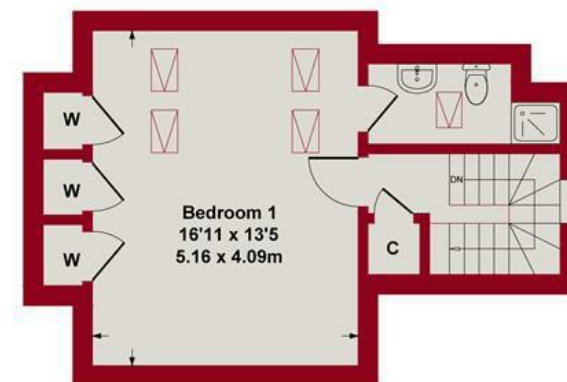
Approximate Gross Internal Area
2274 sq ft - 211 sq m



GROUND FLOOR



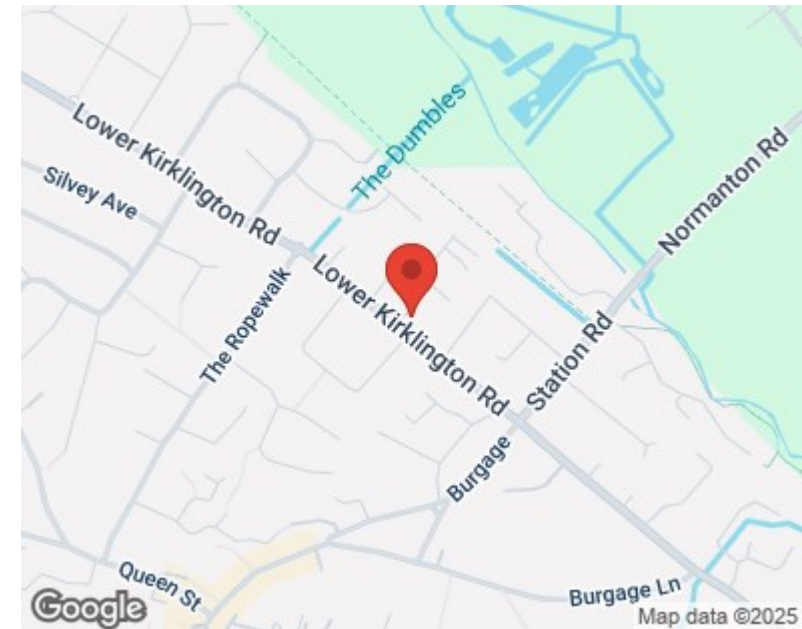
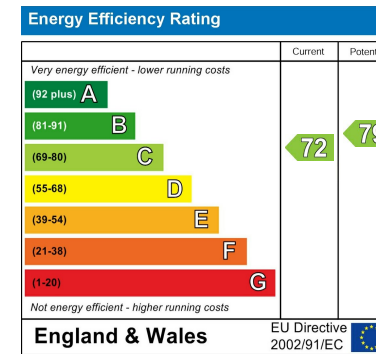
FIRST FLOOR



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



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