



138 Westgate, Southwell, NG25 0LT

Guide Price £450,000

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

- An Exceptional Detached Home
- Welcoming Entrance Hall
- High Spec Fitted Kitchen
- Ground Floor W/C
- Luxury Bathroom Suite
- Significantly Renovated and Extended
- Fantastic Open Plan Living, Kitchen & Dining
- Bay Fronted Lounge
- 3 Bedrooms
- Corner Plot with Driveway Parking

An Exceptional Opportunity – Stylishly Renovated & Extended Detached Home.

A truly exciting opportunity to purchase this significantly renovated and extended detached home, superbly positioned on a prominent corner plot within a popular and well-regarded location. This stylishly appointed home has been finished to a high standard, with meticulous attention to detail throughout. Offering beauty and characteristics of the 1930's-built property, with the addition of modern building techniques to provide an efficient and warm home. Soft Farrow and Ball colours have been utilised throughout, to complement the flooring and carpets chosen to create a tranquil and calm environment.

The property has been thoughtfully extended to the rear, creating a stunning open plan living, dining, and entertaining space. Glazed doors open seamlessly onto the rear garden, while a superb two-tone designer kitchen takes centre stage - complete with quality worktops, a full range of integrated appliances, and a central island with breakfast bar seating.

The spacious welcoming entrance hall retains its original wooden parquet flooring and panelled walls, providing access to a useful ground floor W/C, a well-proportioned, bay-fronted lounge - perfect for relaxing evenings, plus the kitchen, living, dining area – which will no doubt be the social hub of the home.

Upstairs, the galleried landing offers excellent storage and leads to three bedrooms and a beautifully appointed bathroom, featuring a sleek white suite enhanced by contemporary brass fittings.

Occupying a prominent corner plot, the property benefits from gardens to three sides. To the side, a newly laid tarmac driveway provides off-road parking, while the enclosed rear garden boasts a newly laid lawn and paved patio—ideal for outdoor entertaining. This is a turnkey home offering modern comfort, timeless style, and an unbeatable location. Early viewing is highly recommended

ACCOMMODATION

An enclosed entrance porch with security PIR light illuminates the newly installed composite door with decorative glass panel, which leads into the entrance hall.

ENTRANCE HALL

A light and welcoming entrance hall with original wooden parquet flooring and panelling to the walls. A staircase rising to the first floor, a double-glazed porthole window, thoughtfully

etched with the house number, to the front aspect, a central heating radiator and original doors to rooms including the open plan living, kitchen, diner. A brass 3-light semi flush ceiling light, plus brass sockets and switches.

OPEN PLAN LIVING, KITCHEN & DINING

A truly stunning open-plan living area, thoughtfully extended to the rear. This welcoming space features stylish Harbour Oak laminate flooring throughout to provide a seamless flow from one zone to the next.

The heart of the room is a beautifully designed Taupe Grey and Indigo Blue Shaker kitchen complemented by elegant marble effect slimline worktops and upstands.

An inset 1.5 bowl white quartz sink with gold swan neck mixer tap, offering the convenience of being a boiling water tap adds a premium touch. The kitchen is equipped with a comprehensive range of high-quality integrated appliances, including:

AEG oven with air fryer feature

AEG microwave and steamer

AEG four-zone induction hob with black glass splashback and extractor fan

AEG Integrated fridge freezer

Samsung Integrated dishwasher

Hoover Integrated washer-dryer

A central island provides a hub for socialising, whilst offering practical additional storage and breakfast bar seating, complete with brass USB/C power points - ideal for modern living. Two contemporary blue ribbed glass pendant lights complete the ambience of this space. The kitchen has been carefully considered, offering an abundance of storage, consisting of large pan drawers, space for ironing board and bulky kitchen appliances. An extremely useful double larder unit (the modern-day pantry) compliments the continuous flow of this unique and beautiful kitchen. Brass dimmer switches and sockets provide useful power points throughout. The newly installed central heating boiler and consumer unit are conveniently hidden behind kitchen cupboards for ease of access and maintenance.

The living/snug area offers potential for relaxed seating, with feature open fireplace (for a log burner or open fire), the large double-glazed bay window, with central heating radiator below, allows the light to stream into this room, creating a warm and comfortable atmosphere. A contemporary antique brass and ribbed glass pendant light provides instant mood lighting. Brass USB/C sockets and switches, plus TV aerial point.

A newly formed dining area offers an abundance of natural light thanks to uPVC double glazed French doors with additional glass panels, to the rear aspect. In addition, a uPVC double glazed door, with large feature glass panel offers direct access onto the newly gated and tarmacked driveway. Brass sockets and switches, plus central heating radiator.

LOUNGE

The light streams into this attractive dual aspect reception room, with a double glazed window to the side aspect and a large double glazed bay window to the front, with central heating radiator below. An antique brass and ribbed glass pendant light offers a contemporary feel to this comfortable room. Brass dimmer, USB/C sockets and switches, plus TV aerial point.

GROUND FLOOR W/C

Newly fitted with a modern cloakroom suite including a concealed Vitra cistern toilet with gold flush plate and a Vitra pedestal wash basin with mixer tap and pop-up waste in gold. Antique brass and glass light fitting and switch. Central heating radiator, patterned vinyl flooring and a uPVC double glazed obscured window to the side aspect.

FIRST FLOOR LANDING

A strikingly spacious galleried landing having a double glazed obscured window to the side aspect and a useful large storage cupboard. A gold five-light ceiling cluster pendant hangs into the stairwell to provide an attractive feature. Further brass and glass pendant lights adorn the landing, providing character and interest, brass switches and sockets. Access hatch to the roof space with pull-down aluminium loft ladder.

BEDROOM ONE

A good sized double bedroom, double glazed windows to both the side and rear aspects, with a central heating radiator. Gold pendant light, brass USB/C sockets and switches plus TV aerial point.

BEDROOM TWO

A double bedroom, bright and airy due to the double glazed windows to both the front and side aspects, with a central heating radiator. Antique brass pendant light with cream shade, brass USB/C sockets and switches plus TV aerial point. Access hatch to the roof space.

BEDROOM THREE

A small double bedroom, a double glazed window to the rear aspect, with a central heating radiator. Smoked grey ribbed glass pendant light, brass USB/C sockets and switches.

BATHROOM

A sanctuary of elegance, fitted with a crisp white suite, a pedestal wash basin, a dual flush toilet and a panel sided bath, a mains fed luxurious rainfall shower offers a soothing spa-like feel, plus the handheld shower option provides versatility, bath mixer taps, and a glazed shower screen conclude the luxury feel. The fittings, taps, handles, electric shaver point, and trims are all brushed gold, adding a cohesive glow throughout, reflecting off the uPVC double glazed obscured glass window to the side aspect. A gold-finished heated towel rail stands proudly beside the bath, its sculptural form both functional and decorative. Ambient lighting, recessed into the ceiling casts a soft illumination across the Memo Avocat green gloss tiles. The patterned vinyl flooring adding a mood of serene sophistication.

DRIVEWAY PARKING

A newly laid tarmacadam driveway provides off street parking at the side of the plot.

GARDENS

The property occupies a prominent corner plot with established frontage and a pathway leading to the front door. The front garden has an array of mature shrubs, providing a stunning variation of colour throughout the year. The side garden contains a small orchard of Bramley Apple Trees, plus a small pond, surrounded by various shrubs. The rear garden includes a newly installed venetian fence with a pedestrian gate leading onto a paved patio area, steps and retaining sleeper walls lead onto a manageable and level lawn, this leads onto an additional garden which has been laid bare to allow for a small vegetable plot or the erection of a shed. PIR lights surround the property to provide ambience and security.

COUNCIL TAX

The property is registered as council tax band D.

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.

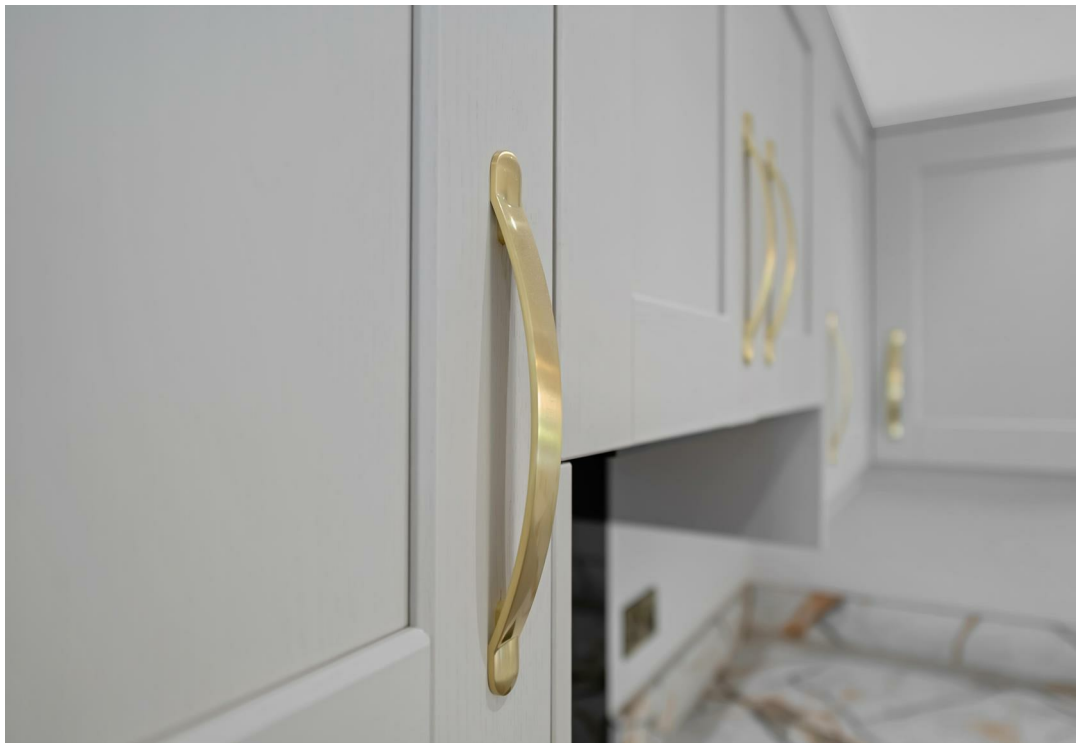
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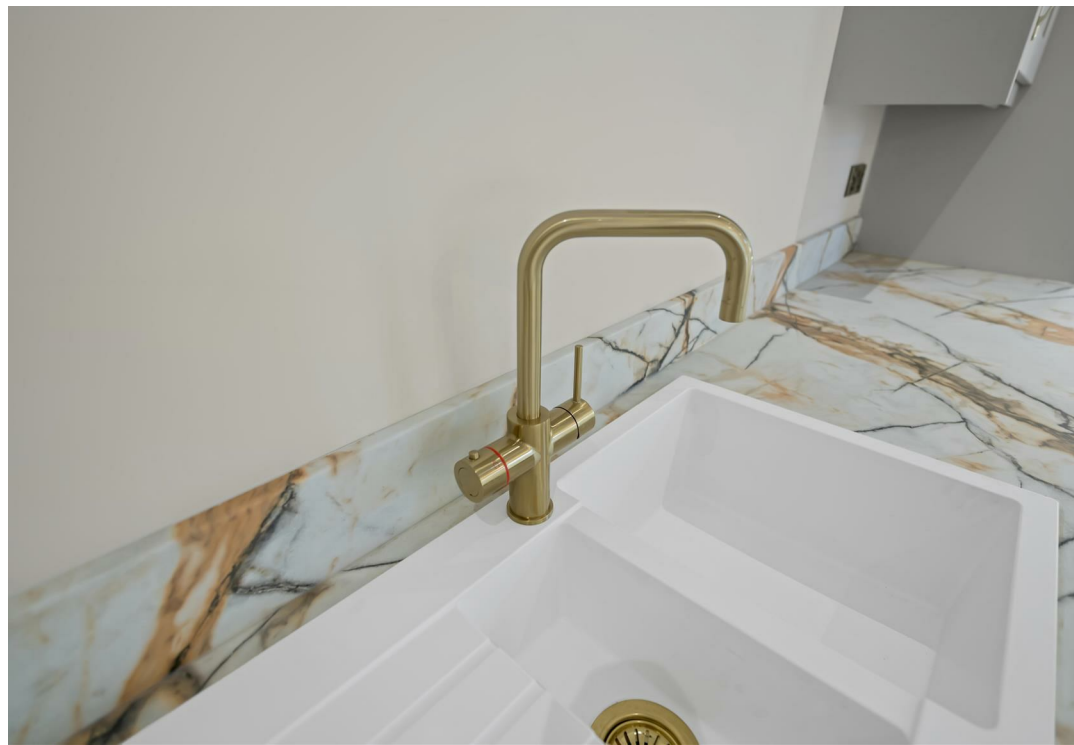
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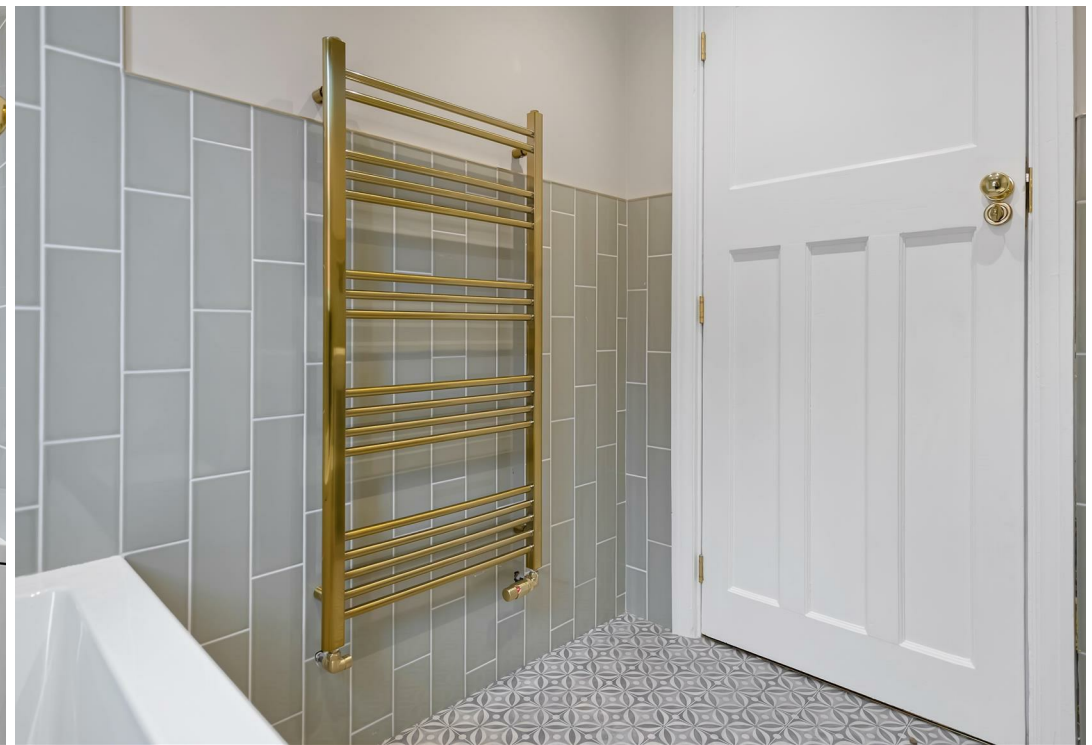


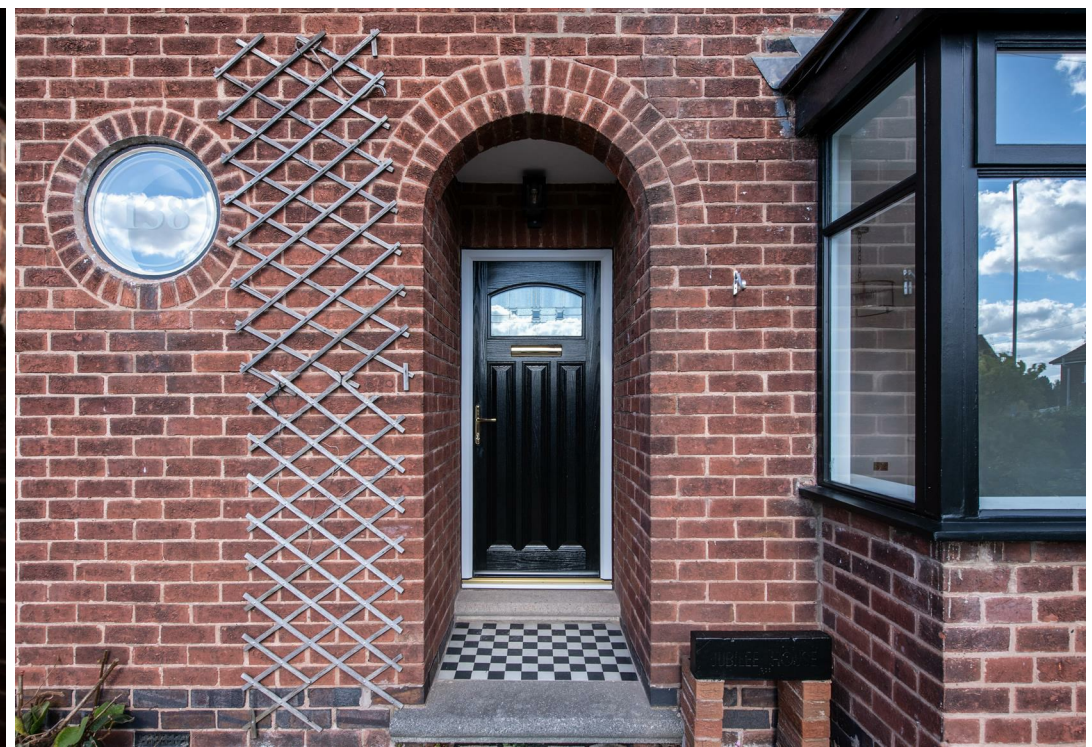






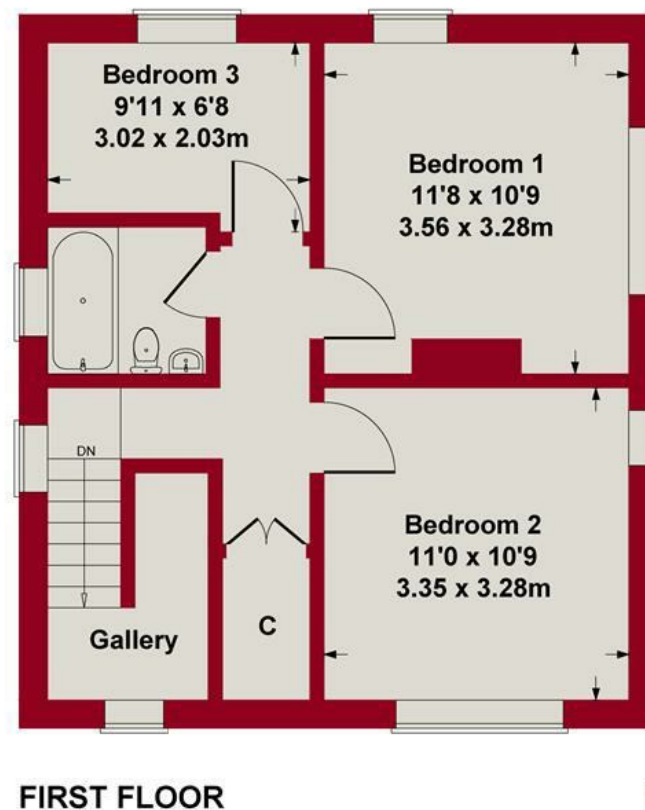
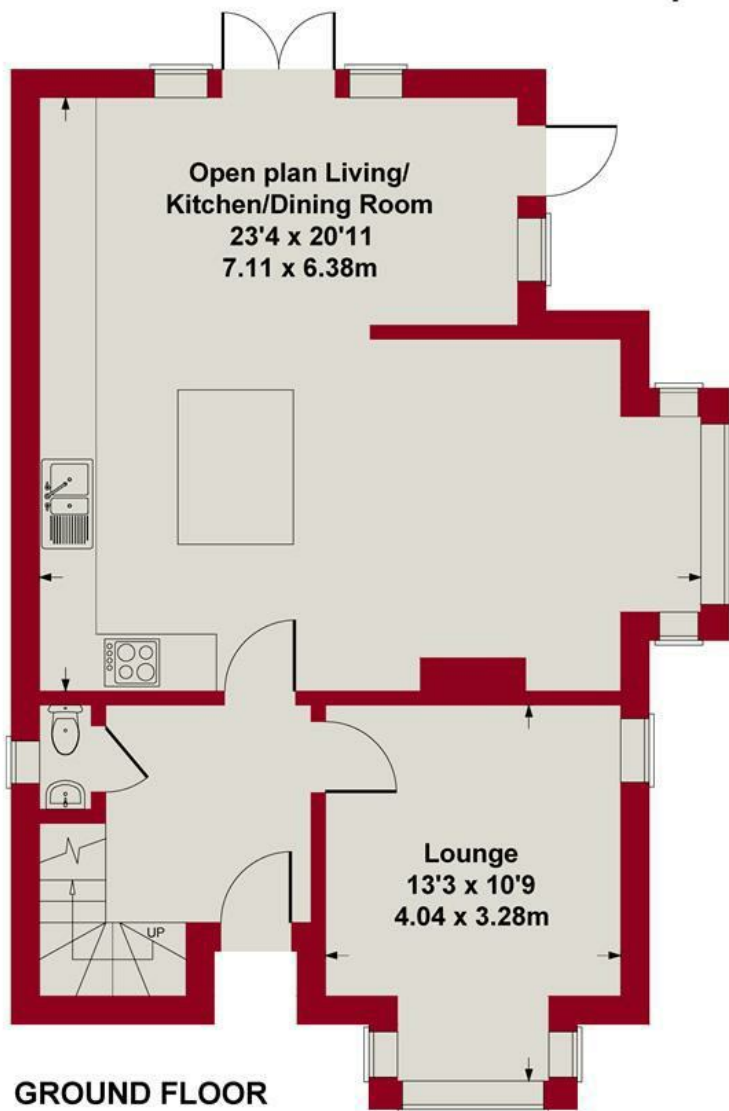








Approximate Gross Internal Area
1116 sq ft - 104 sq m



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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	80
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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