



7 Greet Park Close, Southwell, NG25 0EE

Guide Price £450,000

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



- Detached Family Sized Home
- Hallway with Storage
- Breakfast Kitchen
- 4 Bedrooms
- Driveway & Double Garage
- Excellent Potential
- Dual Aspect Lounge, Arch into Dining Room
- Home Office, Utility Room, GF W/C
- Bathroom Plus Ensuite to Primary
- Mature Plot

This detached family home provides spacious and versatile accommodation with excellent potential for buyers to modernise, extend, or reconfigure to their own taste and specifications.

The ground floor features a welcoming entrance hallway with storage, a fitted breakfast kitchen, and a dining room with an archway opening into a large dual-aspect lounge, complete with patio doors leading to the rear garden. Additional ground floor accommodation includes a useful home office/playroom, a utility room, and a ground floor WC.

Upstairs, there are four bedrooms, including a principal bedroom with ensuite, along with a family bathroom.

Externally, the property is set on a mature plot with driveway parking in front of a double garage, and a private, established rear garden offering good levels of privacy.

Viewing is highly recommended to fully appreciate the size, layout, and potential this home offers

## ACCOMMODATION

A panelled entrance door leads into the entrance hall.

### ENTRANCE HALL

With coved ceiling, stairs rising to the first floor with understairs storage cupboard. There is a central heating radiator and thermostat plus a useful built-in double cloak cupboard with hanging rail and shelving.

### BREAKFAST KITCHEN

Fitted with a range of Shaker style base and wall cabinets with rolled edge worktops and a 1.5 bowl single drainer sink with mixer tap. Space for a range style cooker with chimney extractor hood above plus an integrated refrigerator, tiled splashbacks, a uPVC double glazed window to the rear aspect, spotlights and coving to the ceiling, a central heating radiator and a glazed door into the utility.

### UTILITY

A useful utility room fitted with a double base unit with rolled edge worktop and space beneath for appliances including plumbing for a washing machine. There is a single drainer

stainless steel sink plus tiling for splashbacks and tiled flooring, coved ceiling and a uPVC double glazed window and door to the side aspect.

### DINING ROOM

With a central heating radiator, coved ceiling, two uPVC double glazed windows to the rear aspect and an archway into the lounge.

### LOUNGE

A spacious dual aspect reception room with two uPVC double glazed windows to the front aspect and sliding patio doors onto the rear garden. There are two central heating radiators, coved ceiling and a return door to the entrance hall.

### HOME OFFICE

A veratile space with coved ceiling, central heating radiator and a uPVC double glazed window to the side aspect.

### GROUND FLOOR W/C

Fitted with a two piece cloakroom suite including a low level toilet and a wash basin with hot and cold taps. Central heating radiator, access hatch to the roof space, tiling for splashbacks and a uPVC double glazed obscured window to the side aspect.

### FIRST FLOOR LANDING

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

### BEDROOM ONE

A double bedroom with coved ceiling, central heating radiator, two uPVC double glazed windows to the rear elevation, a built-in double wardrobe with hanging rail and shelving and a further single wardrobe with hanging rail and shelving.

### EN-SUITE SHOWER ROOM

Fitted in white with a dual flush toilet and a vanity wash basin with mixer tap and cupboards below. Shower enclosure with glazed door and mains fed shower plus tiling for splashbacks, spotlights and coving to the ceiling, a central heating radiator and a uPVC double glazed obscured window to the front aspect.

### BEDROOM TWO

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

### BEDROOM THREE

With a central heating radiator, coved ceiling and a uPVC double glazed window to the rear aspect.

### BEDROOM FOUR

With a central heating radiator, coved ceiling and a uPVC double glazed window to the rear aspect.

## **FAMILY BATHROOM**

Fitted in white with a panel sided bath with mixer tap and a handheld shower. There is a vanity style wash basin with mixer tap and cupboards below plus concealed cistern toilet to the side. Coved ceiling, central heating radiator, tiling for splashbacks and a uPVC double glazed obscured window to the front aspect.

## **DRIVEWAY & DOUBLE GARAGING**

Driveway parking to the front provides space for several vehicles and in turn, leads to the double garage with two metal up and over doors.

## **GARDENS**

The property occupies a mature plot with gated access at the side leading to the enclosed rear garden with a paved patio area and being mainly set to lawn including established planting to the boundaries, mainly Laurel hedging.

## **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>

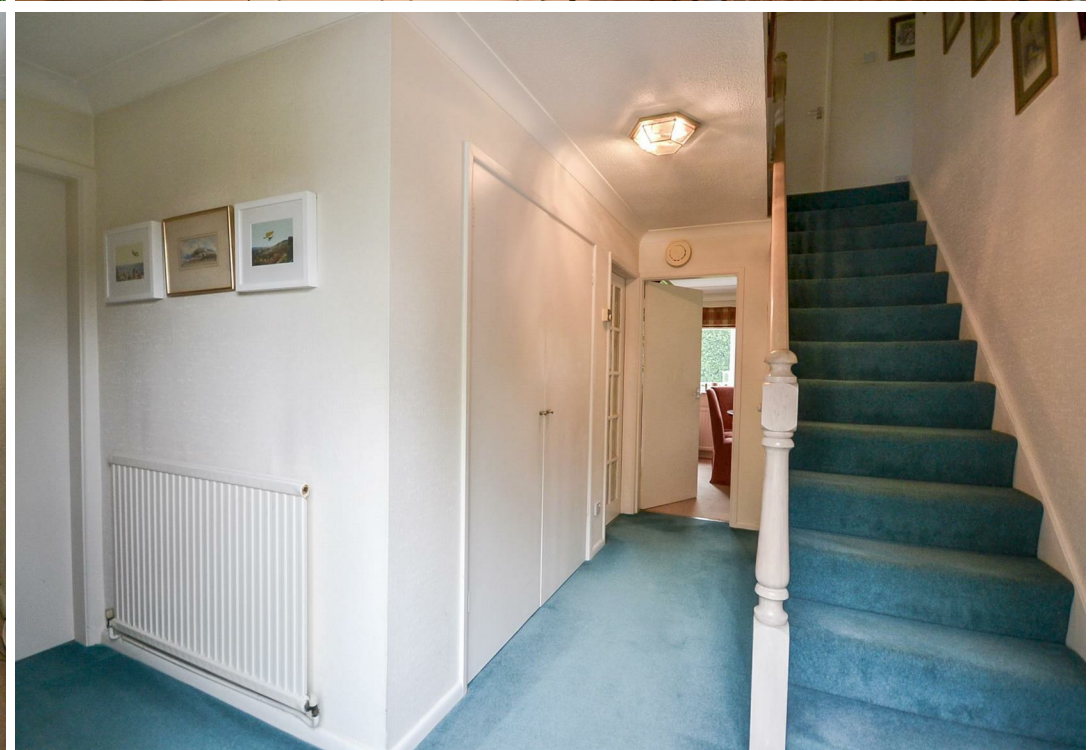
School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

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











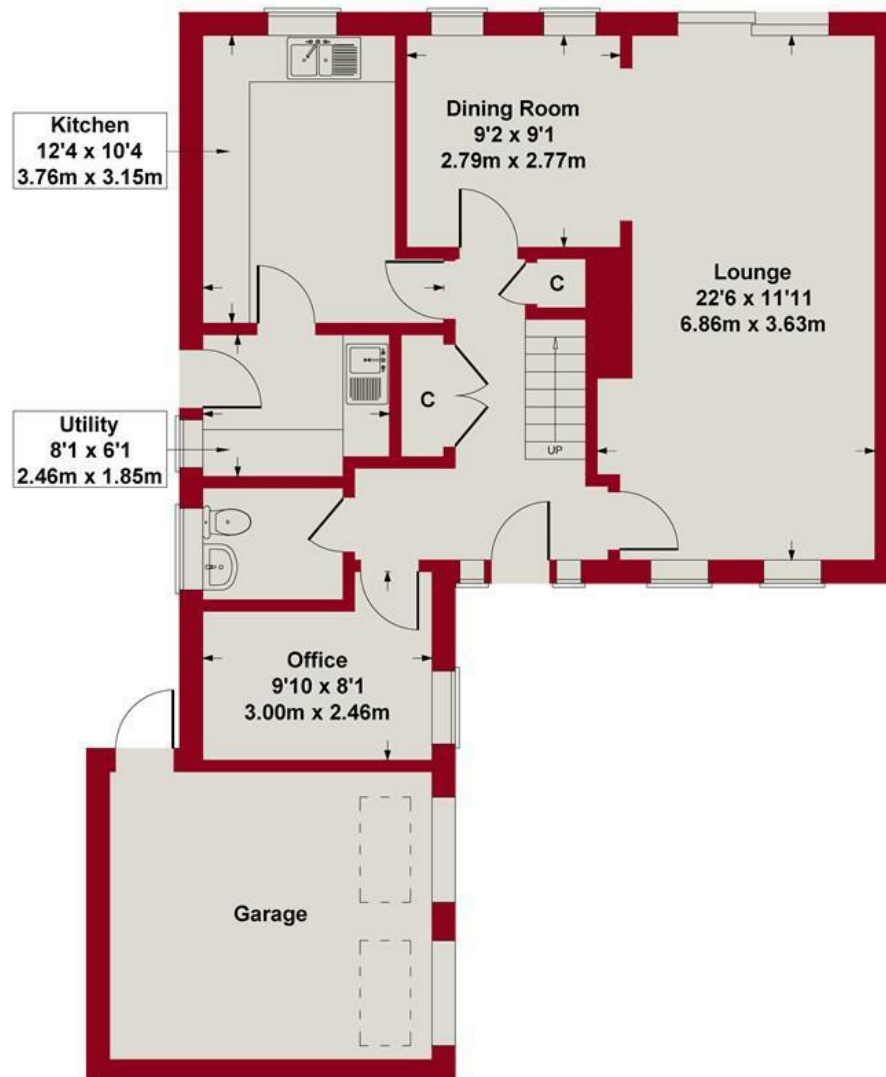




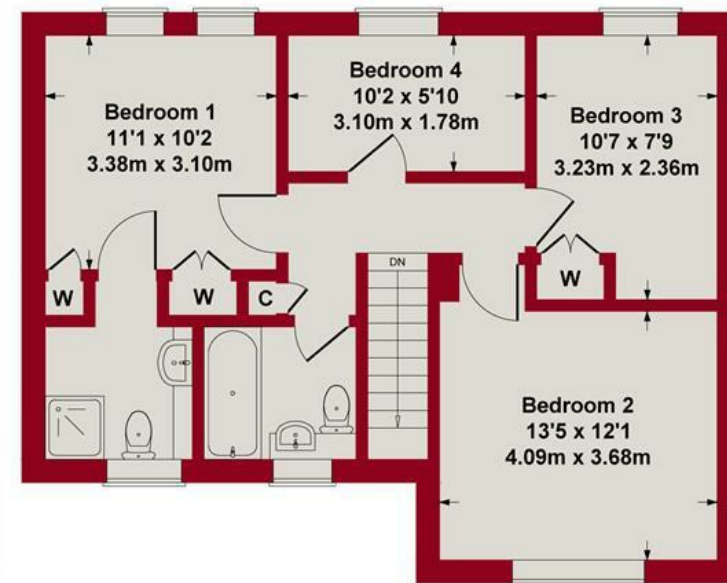




**Approximate Gross Internal Area  
1314 sq ft - 122 sq m (Exclude Garage)**



**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. 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		
	25	74
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



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**RICS**



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