



T W E L V E B A U M O N T  
A V E N U E



# S AFE & SOUND

Surrounded by greenery, discover your family's forever home at No. 12, Beaumont Avenue, a fabulous five-bedroom home, in a quiet, safe, cul-de-sac setting within easy reach of all of Southwell's schools, shops and amenities.



A stylish, contemporary, five double-bedroomed home, No. 12, Beaumont Avenue, sits on land once belonging to the owner of Norwood Park, and retains that serene, verdant feel. With mature planting to the front, designed to retain the 'avenue feel', the leafy greenery adds a rural feel to this conveniently accessible home.

With ample parking for four vehicles to the front along the tarmac driveway, an EVC point is also available, alongside a single garage, the second garage has been converted in 2010 to create a new cinema room.

Just part of the upgrades and improvements undertaken at No. 12 over the years, the addition of a rear and side extension and also a loft conversion, have served to create a spacious, flexible home with fantastic flow.



## WELCOME HOME

Step inside, into the broad and bright entrance hallway, where the contemporary oak and glass staircase offers a glimpse of the modern, light living to be found within the walls of No. 12. With a cloakroom containing wash basin and WC available beneath the stairs, immediately to the left, make your way through into the living room.



Brimming with light, the expansive bay window elegantly frames picturesque views out to the front, offering an ever-changing tableau with the seasons. Within this sanctuary, a private room, dressed in harmoniously neutral tones, radiates an inviting warmth.

This warmth emanates from the open fire, its flames dancing gracefully within its handsome surround, casting a gentle glow that illuminates the space. The luxurious touch of Black American walnut flooring extends underfoot, its rich, dark tones providing a striking contrast to the room's lighter elements.

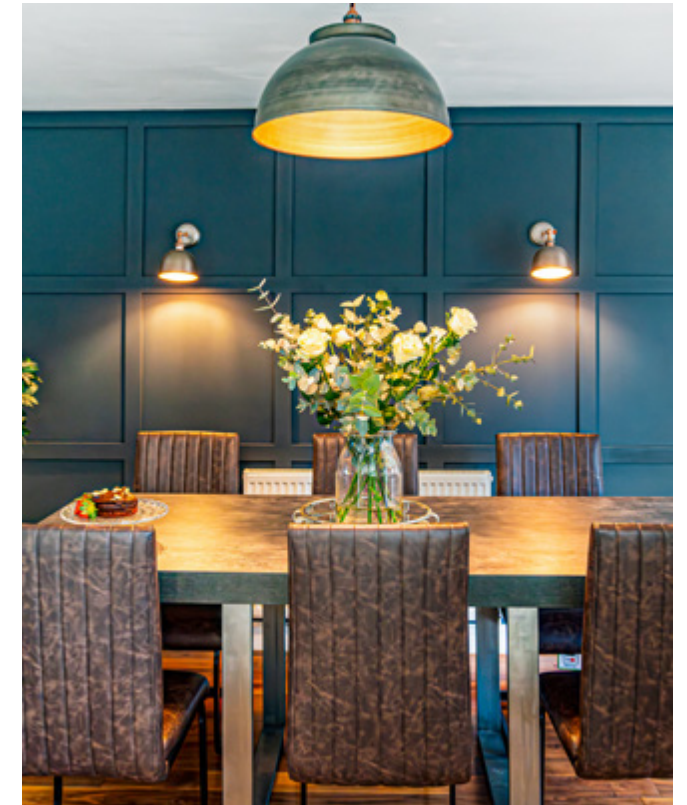
The transition is smooth, inviting exploration and promising continuation of the home's refined elegance. The dining space, hinted at through the open double doors, awaits to enchant guests with its promise of memorable gatherings and culinary delights.



# WINE & DINE

Modern panelling to the walls and inky grey shades generates an intimate dining ambience, with the colour change cleverly creating a separate space from the living room to the front, and cosy snug at the rear. Meanwhile, underfoot, the black American walnut flooring continues for a seamless flow, allowing this entire side of the home to be opened up for great party movement, or closed off to offer pockets of privacy.

With its vaulted ceiling and doors opening out to the garden, the snug is an airy and relaxing room, ideal as a children's play room or for family relaxation.





# SOCIABLE HUB

From the inviting ambience of the dining room, allow yourself to be drawn effortlessly through to the heart of the home, the kitchen. Here, underfloor heating tenderly warms the exquisitely laid plank tiles.



At the core of this culinary haven stands a sociable central island, emerging as the natural focal point for engaging conversation and shared moments of joy. The island is thoughtfully accompanied by breakfast bar seating, encircling it in an embrace of conviviality and ease.

The kitchen's aesthetic is defined by sleek, handleless units, their smooth surfaces reflecting a modern minimalist charm; a testament to functionality, with cupboards and drawers unveiling expansive storage possibilities.

# CULINARY HUB

A sophisticated wine fridge awaits to chill your esteemed vintages, while dual NEFF ovens, a NEFF microwave, and a Neff dishwasher ensure meal preparation is both a pleasure and an art. A Faber extractor hood and a Neff five-ring induction hob complete this culinary hub, promising creations that tantalise the senses.



From the kitchen there is further storage available in the utility room, where there is plumbing for a washer-dryer. Through a door on the left, there is also access to a separate home office, perfect for those working from home.

Nestled to the front of the home, discover a second snug lounge. Part of the 2010 garage conversion, this room now serves as a cosy cinema room, perfect for movie nights with the family, and could also serve as a home office or playroom.

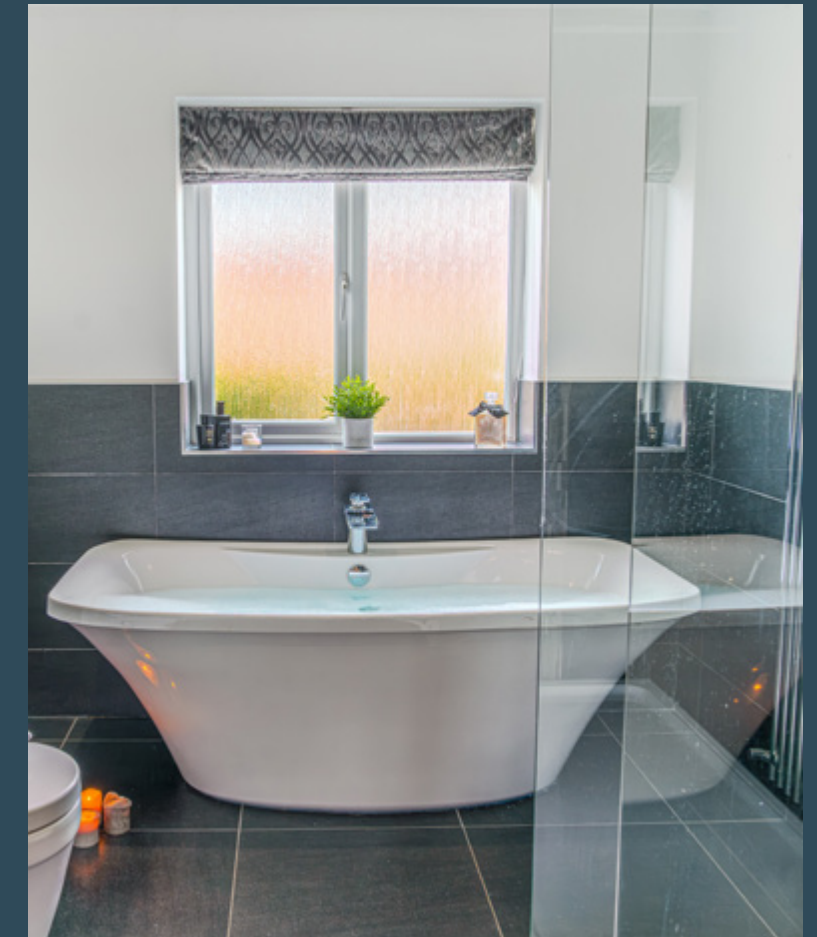




## THE MASTER SUITE

Make your way up the glass and oak staircase to the first-floor landing, where sanctuary awaits in the master suite on the right. A capacious bedroom, with views out over the front, light streams in through two large windows. White and deep grey mingle for a grown up and luxurious feel, with ample storage in the built-in wardrobe.

Relax and unwind in the en-suite bathroom, where you can soak away the aches in the freestanding tub, or refresh and revive in the walk-in shower. There are also two vanity unit wash basins and WC.





## REST & REFRESH

To the rear, with views out over the garden, discover another double bedroom with built-in storage. Coming out of this bedroom, refreshment awaits in the bathroom, next door, beautifully tiled in buff tones to the walls and floor - At its heart lies a classic claw-foot, roll-top bath, complete with a modern showerhead attachment.



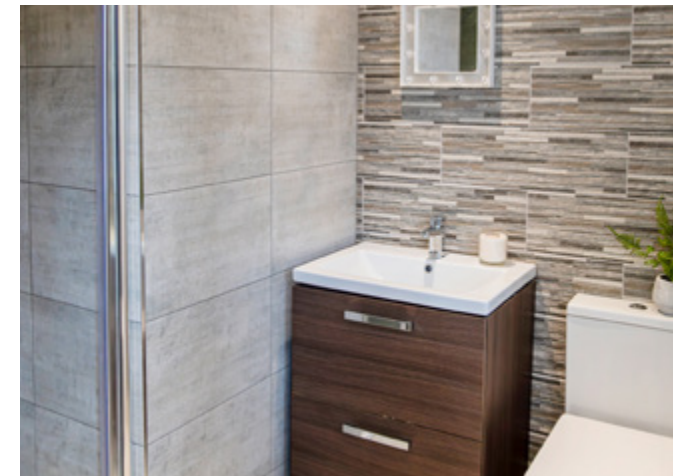
A perfect blend of traditional charm and contemporary convenience, the vanity unit wash basin and WC are seamlessly integrated, enhancing the room's aesthetic while offering practical functionality. Beneath the wash basin, ample storage space provides the perfect solution for maintaining a tidy and de-cluttered environment.

## BEDROOM BLISS

From here, enjoy access to bedroom four, which lies just beyond. This room, another spacious double bedroom, offers not only supreme comfort but also ample wardrobe storage, ensuring personal belongings are kept neatly out of sight. With views out over the garden, the large window invites natural light to flood the interior and create a harmonious connection with the outdoors.







## SWEET SLUMBER

Situated to the front of the home and overlooking the tranquillity of the cul-de-sac, bedroom two presents a warm and inviting atmosphere; perfect for guests.

This spacious double bedroom, replete with custom-fitted wardrobes, offers ample storage, marrying functionality with style. Complementing this space is an exquisite contemporary shower room en-suite, adorned with a sophisticated palette of grey and natural stone effect feature tiling.



## VERSATILE ROOMS

On the second floor, in the loft conversion, bedroom three, a spacious double, serves as a secluded haven; perfect for guests or older teens, with storage available to the side and built in wardrobes. With Velux windows drawing light in, this spacious bedroom is served by a shower room on this landing, beautifully tiled and with heated towel radiator, vanity unit wash basin and WC.

This upper floor is overflowing with storage, with a deep area of storage available to the right of this level, and deep eaves storage, which also provides access to the plumbing and all new insulation.





# O

## UTDOOR ENTERTAINING

Imagine a home where inside and outside mix perfectly, especially in summer when the garden turns into an extra room. This idyllic setting, perfect for hosting gatherings, allows you to welcome guests into an al fresco paradise. The garden comes replete with its own hot tub area where you can relax under the open sky. Next to it, there's a seating area furnished with client's own a cinema screen.

As the day ends, the garden has a cosy fire pit area where you can sit back and catch up with friends. The warm glow of the fire creates a welcoming atmosphere for everyone. This thoughtfully designed garden not only adds to the home's appeal but also provides a flexible setting for many enjoyable moments.



# OUT & ABOUT

The perfect setting for family life, No. 12, Beaumont Avenue enjoys a peaceful community location with great neighbours, along a quiet cul-de-sac close to the heart of the village, its schools and amenities.

Venture out along the trail and head into Southwell. With public footpaths in abundance, there are so many walking routes to explore, to Southwell Minster and beyond. Browse the mouth-watering local eateries, including The Deli, Maxey's Farm Shop, and pick up your freshly baked bread from the Little Brunette Bakery, or call in for a cup of coffee and slice of cake at Alfresco Caffè.

Close by you can enjoy a wander about Hollybeck Garden centre, with a whole host of shops, bars, boutiques and restaurants available in Southwell.

Commute with convenience from nearby Newark train station, with links to London in around one hour and 15 minutes. There are also regular bus routes into Nottingham every hour. Families are well served by the Minster School, whilst Busy Bees Nursery is on the doorstep.

A home that blends the tranquillity of the outdoors with the convenience of the town, No. 12, Beaumont Avenue is a cosy yet stylish, well zoned, spacious home in a fantastic community setting.



# FLOOR PLAN

Approximate Gross Internal Area = 263.7 sq m / 2838 sq ft (Excluding Void).

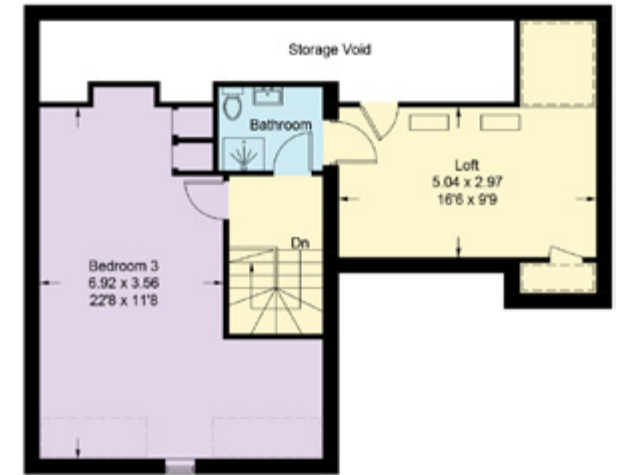
Garage = 10.8 sq m / 116 sq ft. Total = 274.5 sq m / 2954 sq ft.

Illustration For identification Purposes Only.

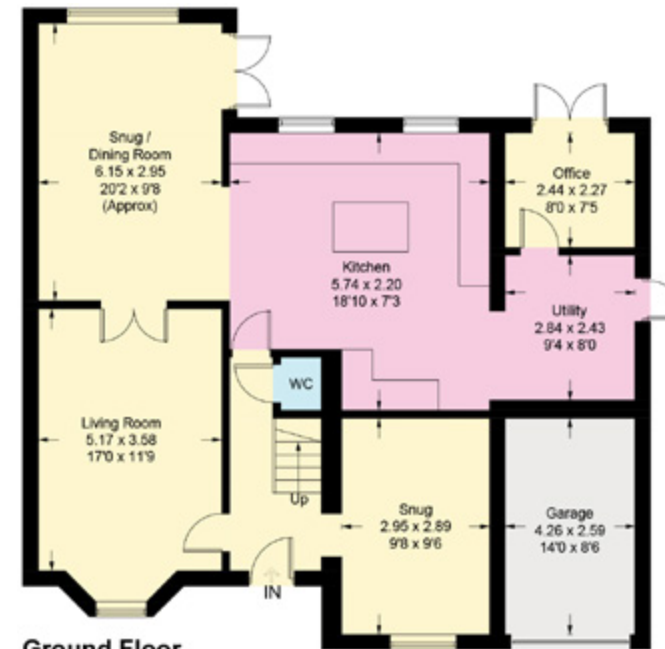
Measurements Are Accurate.

Not To Scale.

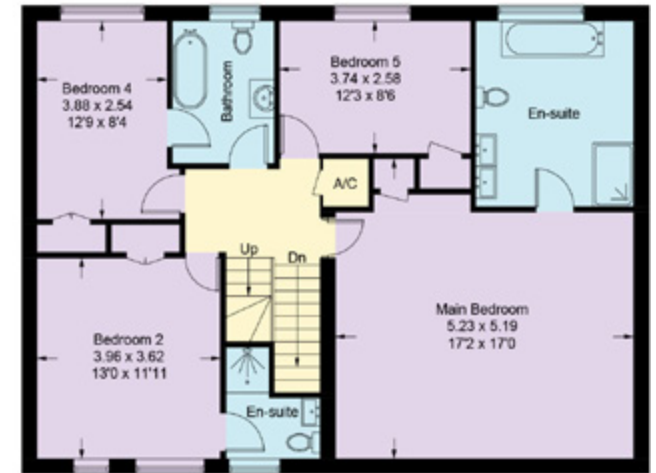
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	78 C
39-54	E		
21-38	F		
1-20	G		



**Loft Conversion**



**Ground Floor**



**First Floor**

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