



## Woodlands, Southwell Road

Thurgarton, NG14 7GP



Book a Viewing

**£550,000**

No Onward Chain – Ideal Investment or Development Opportunity

Occupying a generous plot and set well back from the road in an elevated position, this substantial Detached Bungalow enjoys attractive views over the Trent Valley. Extending to approximately 1,832 sqft (including the garage), the property offers well proportioned accommodation comprising an Open Plan lounge/Dining Room, Kitchen, Utility Room, Three Bedrooms and a Family Bathroom. Externally, the property benefits from a long driveway with a turning area, a garage and a large front lawn with well stocked beds and borders. To the rear, there is a private, enclosed garden mainly laid to lawn. Offering excellent potential for investment or further development (subject to the necessary permissions), early viewing is highly recommended.



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**SERVICES**

Mains electricity, water and drainage services available. Oil central heating.

**EPC RATING** – to follow.

**COUNCIL TAX BAND** – E.

**LOCAL AUTHORITY** - Newark and Sherwood District Council.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.

**LOCATION**

Thurgarton is an extremely popular village set between Southwell and Nottingham making it ideally situated for the daily commute. The village offers a church, village hall and cricket pavilion. Thurgarton and the neighbouring village of Bleasby have train stations providing direct rail access into Newark and Nottingham. Thurgarton is only two miles from the centre of the Minster town of Southwell with a wider range of amenities including cafes, restaurants, leisure centre and the highly regarded Minster School.



## ACCOMMODATION

### LOUNGE

16' 3" x 22' 6" (4.95m x 6.86m) Flagstone steps lead up to the double glazed double doors, with double glazed side panels leading to the open plan lounge/dining room. A delightful light and airy reception area, warm air floor mounted heating ducts, wall lighting, high level double glazed window to either side, double glazed double sliding patio doors with double glazed windows to either side, with delightful panoramic views over Thurgarton and the Trent Valley beyond. Central wood burner with slate hearth and wooden surround, three steps to either side leading to the dining area/entrance hall.



### DINING AREA

12' 6" x 22' 6" (3.81m x 6.86m) With floor mounted warm air heating ducts, double glazed window to the side elevation, double storage cupboard and door off to the Kitchen.

### KITCHEN

6' 7" x 12' 5" (2.01m x 3.78m) With wall and base cupboards and drawers with work surfaces over, stainless steel single drainer sink unit, splash tile to work surfaces, electric double oven, electric hob with extractor fan over, space and plumbing for washing machine, breakfast bar, space for fridge freezer and door of to the utility area.

### UTILITY ROOM

With plumbing for washing machine, wash hand basin with vanity storage, recessed shelved double cupboard, double glazed window and double glazed door to the side elevation, fully tiled walls and floor.



### INNER HALLWAY

With cylinder cupboard, door off to Bedroom One

### BEDROOM ONE

12' x 13' (3.66m x 3.96m) With floor mounted warm air heating duct, electric storage heater, double glazed window to the rear elevation, two double wardrobes and central wash hand basin with vanity storage beneath and additional high level double cupboard.

### BEDROOM TWO

9' 2" x 14' 2" (2.79m x 4.32m) With floor mounted warm air heating duct, electric storage heater, double glazed window to the front elevation and recessed wardrobe with shelving.

### BEDROOM THREE

14' 9" x 8' 3" (4.5m x 2.51m) With floor mounted warm air heating duct, electric storage heater, double glazed window to the rear elevation and recessed shelved cupboard.

### FAMILY BATHROOM

8' 5" x 8' 9" (2.57m x 2.67m) Comprising of walk-in shower with glazed side screen, low level WC and wash hand basin, ample vanity cupboards and drawers, fully tiled walls and double glazed window to the rear elevation.





## GARAGE

With roller door, light, power and doorway leading to the rear boiler room.

## BOILER ROOM

With light, power and further door to the rear garden.

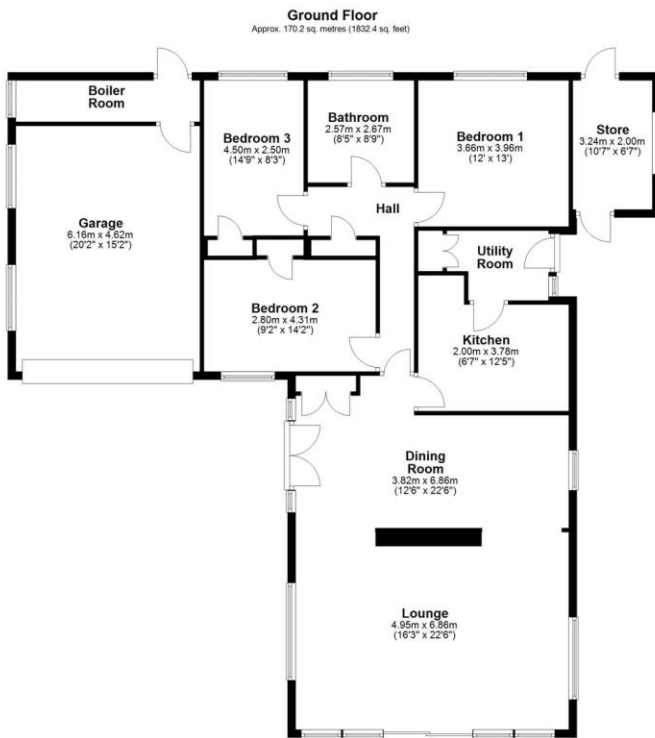
## OUTSIDE

### FRONT

A long Tarmac driveway gives access to the front of the property. A double five bar gate gives access to the front garden, mainly lawned with well established shrub and tree borders, flower/shrub beds, additional rose beds. The large borders could be retained or removed to allow additional front garden space, at present extending in parts up to 8' in width, established trees and laurel hedging provide superb privacy, raised tiered flower/shrub beds, external lighting, external tap, front raised flagstone terrace which is accessed off the lounge. Side Tarmac parking for 1/2 vehicles with turning area and access to the garage.

### REAR

The rear garden is totally enclosed and mainly laid to lawn with further established shrub/tree borders providing privacy, to the rear there is a 2447 liter oil tank. To the side of the property there are two storage rooms with one giving access to the rear of the property.



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## WEBSITE

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Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Giso n Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CMH, Callum Lyman and J. Walter will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

## GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

## NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

## GENERAL

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