



3 | Wolsey Close | Southwell | NG25 0AZ

£210,000

FENTON JONES

Key features

- Well maintained 2 bedroom bungalow
- Beautifully refitted shower room
- Allocated parking directly in front of the property
- Private patio area to the rear
- Communal gardens looked after by a gardener
- Over 55's development
- No upward chain

Description

This well-presented two bedroom bungalow is situated within a desirable over 55s community, just a short walk from the town centre, doctors' surgery, and a variety of local amenities, offering both comfort and convenience.

The property has been carefully maintained and the accommodation includes two good-sized bedrooms and a bright, welcoming living area. The light and bright kitchen is at the front overlooking the garden. The property features a newly fitted shower room, finished to a high standard. To the rear a patio door leads out to a private patio area, which opens onto attractive shared gardens—perfect for relaxing or socialising in pleasant surroundings.

To the front of the property, there is allocated parking for added convenience. A monthly maintenance charge provides peace of mind, covering electricity bills as well as external property upkeep and grounds maintenance, ensuring a low-maintenance lifestyle within a friendly and well-kept community.



Entrance Hall

3'7" x 3'3"

The front door opens into a small hallway which provides useful storage space for shoes and coats. There is an internal door which takes you into the living room.

Kitchen

11'1" x 7'2"

A lovely light filled kitchen with a window looking out to the garden at the front of the property. The kitchen is fitted with a good range of both wall and floor cabinets which provide plenty of storage. The kitchen also includes a Beko freestanding oven with an electric four ring hob, one and a half sink and there is space beneath the countertop for a washing machine/dryer. With handy breakfast bar seating for two and space for a fridge/freezer.

In the corner of the kitchen there is a door through to the pantry.

Pantry

4'3" x 1'11"

A very useful space with a door from the kitchen, fitted floor to ceiling shelving.

Living Room

16'4" (max) x 12'1" (max)

A perfect space for both relaxing and dining. To the front of the room, there is a large bay window with white venetian blinds overlooking the front garden. There is also an attractive wooden fireplace with hearth and inset electric fire.







Bedroom 1

10'2" x 9'2"

This bedroom is situated at the rear of the property with a window overlooking the garden and church. There is a good sized built in double wardrobe and a space at the end of the bed for more storage if a chest of drawers is needed.

Bedroom 2 / Study

10'2" x 4'11"

A light filled room with floor to ceiling windows and a door that opens out onto a private patio and garden area. This room can be used as a bedroom, study or even a second tv room.

Bathroom

5'10" x 7'6"

A newly refitted bathroom that includes a large low level shower with both a rainfall and a hand held shower. The sink and toilet are built into a useful vanity cupboard with storage below the sink as well as further storage cupboards on the wall. There is also a large storage cupboard that includes a hot water tank and shelving.

Garden and parking

There is an allocated parking space directly to the front of the property.

To the rear of the property there is a patio area for the exclusive use of the owner of number 3. The rest of the landscaped gardens are for shared use and are maintained by the gardener as part of the service charge.

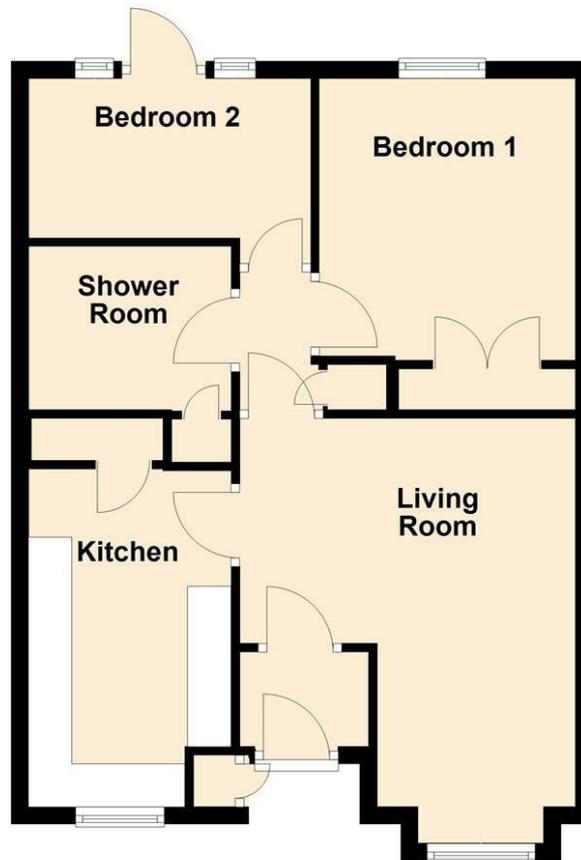
Other Information

The heating in the property is provided by electric storage heaters. There is no gas to the property.

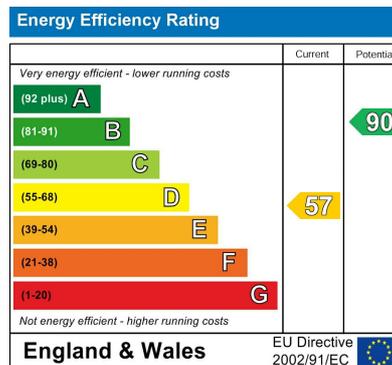
The monthly service charge of £91 and the electricity bill averages £150 per month. The maintenance charge covers the heating system, most external property maintenance, gutters, drains, sewers and all other services to the property and all garden and grounds maintenance,

Floor Plan

Approx. 52.7 sq. metres (567.3 sq. feet)



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