



14 | Nottingham Road | Southwell | NG25 0LF

£625,000

FENTON JONES

## Key features

- Three storey 1930's home in a fabulous location
- Extended in 2024 to create an open plan kitchen, dining and living space
- Four double bedrooms, one with ensuite
- Period character with contemporary living
- Beautiful west facing garden with dining patio
- Tandem garage with potential for a home office, gym or studio
- Private driveway with plenty of parking
- Walking distance to schools and town centre
- Minster school catchment

## Description

Opportunities to own a home on this highly sought after street in Southwell are few and far between, making this handsome 1930's detached property a truly special find.

From the moment you arrive, the beautiful bay frontage and decorative arched doorway create a memorable first impression, hinting at the character and charm within. Step inside and you'll discover a wonderful balance of timeless elegance and modern family living. The traditional panelled walls in the welcoming entrance hall set a warm and inviting tone, while the abundance of natural light flowing throughout the home brings a wonderful sense of space and openness.

A fabulous rear extension has been thoughtfully designed to create a contemporary open-plan family space. Combining kitchen, dining and living areas, this stunning room is perfect for busy mornings, family gatherings and entertaining friends. Bifold doors invite the outdoors in, effortlessly connecting the living space to the west-facing garden and allowing afternoon and evening sunshine to pour through the home.

For quieter moments, a separate sitting room offers the perfect retreat for cosy evenings, while a superb utility room and pantry provide the practical touches every family appreciates.

Arranged over three floors, there are four double bedrooms in total, including a luxurious master suite created through an extension into the roof space; a peaceful sanctuary away from the bustle of family life.

Outside, the gorgeous garden provides a private setting for children to play, summer entertaining and relaxing as the sun sets, making it a natural extension of the living space. The property also benefits from a refurbished tandem garage, offering excellent storage or exciting potential as a stylish home office, studio or gym.

Could this be the family home you've been searching for? Imagine your next chapter here; a place to grow, gather and create memories for years to come.



#### Frontage

A private driveway leads to the front of the property, where there is plenty of space for parking on the tarmac drive. A small lawn and well planted borders soften the front aspect, with a majestic mature tree providing a striking focal point and a welcome sense of privacy. There is gated access to the rear garden and access to the tandem garage.

#### Entrance Hall 2.8m x 1.9m

Step through the traditional wooden front door, with beautiful arched detail, into the entrance hall. With characterful panelling to the walls, and a decorative yet practical herringbone Karndean floor. With cloakroom storage space to the side of the stairs up to the first floor. With doors leading to the kitchen, sitting room and washroom.

#### Washroom 1.6m x 1.3m

Fitted with a toilet, sink and traditional column style heated towel rail. With Karndean flooring and obscure glass window to the side of the property.

#### Sitting Room 4.1m x 3.2m

A beautiful sitting room full of character, with original painted wooden floors and an attractive bay window fitted with elegant plantation shutters. There is a fireplace with a wooden surround and black hearth, currently unused, but ready to be rediscovered and enjoyed once more if desired. With window to the side as well as the bay, the room is filled with natural light throughout the day. In the evening, simply close the shutters to create a warm and cosy retreat, perfect for relaxing and unwinding.

#### Kitchen and Dining Area 7.1m x 4.3m

Extended and remodelled in 2024, the impressive kitchen and dining space has been thoughtfully designed with modern family living in mind. The kitchen is a beautifully tonal space, featuring painted wood-effect cabinetry complemented by sleek white Metzo worktops. A floor-to-ceiling bank of units houses the integrated fridge freezer and double Neff oven, alongside a range of clever storage solutions. Plentiful cupboard space ensures there is practical storage in this kitchen. The induction hob is positioned beneath a contemporary stainless steel and glass extractor. There is a central island which provides both style and functionality, incorporating a sink, integrated dishwasher, bin storage and a cleverly designed corner breakfast bar with seating for four. Beyond the kitchen is a generous dining area with plenty of space for a large table, making it ideal for both everyday family meals and entertaining guests. A roof lantern floods the room with natural light, and bifold doors frame lovely garden views and open the space beautifully to the outdoors.

#### Living Area 3.8m x 2.4m

Adjacent to the dining area, the living space extends across the rear of the house, creating a dedicated area within the open-plan layout for relaxation. With plenty of room for comfortable seating, it provides the perfect spot to unwind on the sofa while remaining connected to family life. A second set of bifold doors opens directly onto the garden and can be folded right back to embrace indoor outdoor living in the warmer months.

#### Utility Room 2.9m x 2.1m

Just off the kitchen, the utility room is every bit as stylish as it is practical. Matching cabinetry to the kitchen creates a cohesive look while providing plenty of additional storage, including open shelving. There is also a useful sink set beneath a side facing window. With space for a stacked washing machine and tumble dryer, keeping the day to day essentials neatly tucked away. Designed with family life in mind, the room incorporates useful cloakroom storage and a built-in bench, creating a handy boot-room area by the door out to the side of the house. A separate pantry (1.7m x 0.9m) completes the space, offering yet more room for storing household essentials.

#### Stairs to First Floor







#### Bedroom 2 4.3m x 3.5m

A good sized double bedroom with an attractive bay window and an additional side window, both with wooden plantation shutters. A wall of fitted wardrobes offers an abundance of storage space, making this a comfortable and practical room.

#### Bedroom 3 3.6m x 3.7m

Another generous sized bedroom with large window overlooking the rear garden and a second window to the side of the property.

#### Bedroom 4 3.1m x 2.8m

Currently used as a home office, this fourth double bedroom has handy inbuilt storage and a quirky corner window, fitted with wooden shutters, overlooking the rear garden.

#### Bathroom 3m x 1.6m

Finished with an attractive patterned tiled floor, with underfloor heating. The bathroom is fitted with a bath with shower over as well as a sink and toilet. There is a traditional column style heated towel rail and a window to the side of the property which is fitted with wooden shutters.

#### Stairs to Second Floor

#### Master Bedroom 3.9m x 3.6m

Set across its own floor, the master suite feels like a private sanctuary within the home. Added in 2023, the room enjoys natural light from two Velux windows with integrated blinds, together with a charming side window and cosy window seat. There is plenty of built in storage with a double wardrobe and two chests of drawers. With door to the ensuite.

#### Ensuite 2.6m x 1.6m

Fitted with a shower with both rainfall and handheld shower heads, a sink in a vanity unit and a toilet. There is also a heated towel rail, additional handy inbuilt storage and a Velux window.

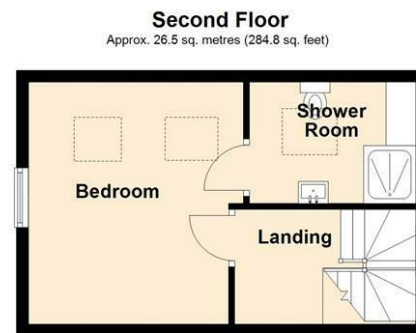
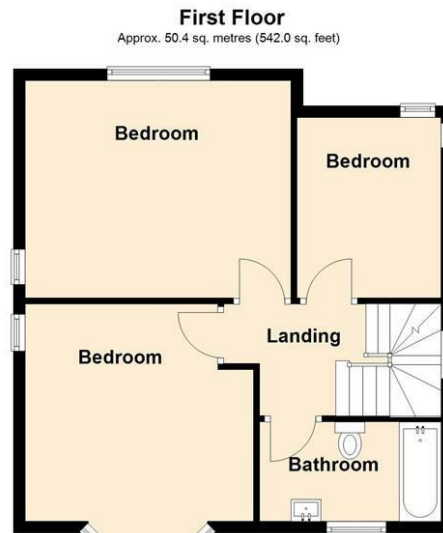
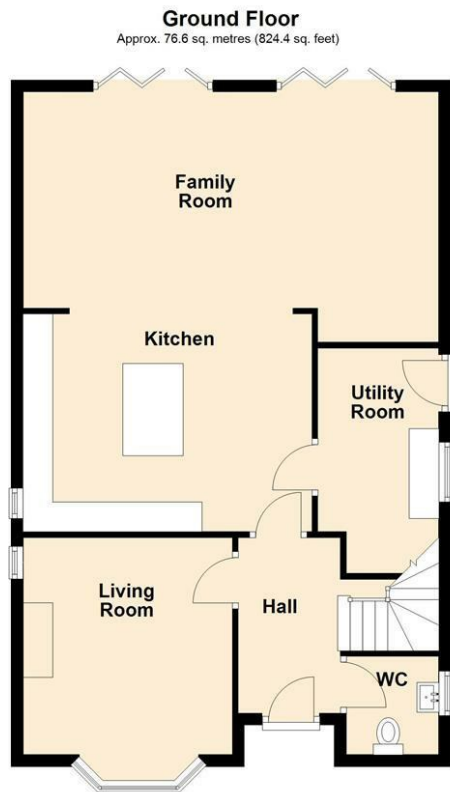
#### Garden

Enjoying a westerly aspect, the fully enclosed rear garden is well suited to family life, with a large lawn providing plenty of space for children to run and play. The pretty planted borders add colour and interest throughout the seasons. There is pathway that runs across the rear of the home, connecting to a tiled dining terrace that offers a versatile spot for outdoor meals and entertaining. With path and access to the garage and front of the property.

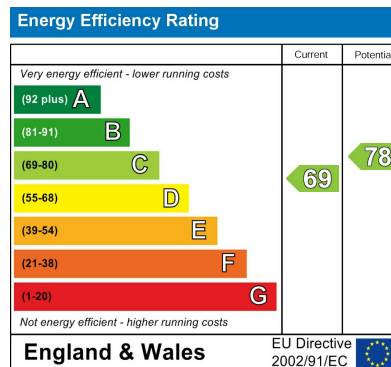
#### Garage 9.2m x 2.4m

Recently refurbished, this double tandem garage is fitted with an electric roller door. There are two double glazed windows to the side of the property adding natural light and a part glazed side door. Fabulous storage space with the potential to convert into a home office, studio or gym space if required.

# Floor plans



14 Nottingham Road, Southwell



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