



11 Templeman Way, Southwell, NG25 0EF

Offers Over £375,000

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 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Superbly Appointed Detached House
- Spacious Lounge
- Conservatory Overlooking Gardens
- Ground Floor W/C
- Modern Shower Room
- Cul De Sac Setting
- Dining Room
- Modern Fitted Kitchen
- Three Bedrooms
- Generous Mature Plot

A wonderful opportunity to purchase this superbly appointed detached house, ideally situated within a popular and conveniently located cul-de-sac.

Presented in excellent decorative order throughout, the property offers well-balanced and thoughtfully arranged accommodation. A welcoming entrance hall leads into a spacious lounge, which flows seamlessly into the dining room, with sliding doors opening into a bright conservatory enjoying pleasant views over the rear garden. The modern fitted kitchen is well-equipped with integrated appliances, and a ground floor WC completes the layout.

To the first floor, there are three well-proportioned bedrooms, complemented by a stylish and contemporary shower room finished to a high standard.

Externally, the property benefits from driveway parking leading to an attached garage. The rear garden is a particular feature - mature, private, and predominantly laid to lawn - enjoying a desirable southerly aspect.

Early viewing is highly recommended to fully appreciate the quality and setting on offer.

ACCOMMODATION

A composite entrance door opening into a porch.

ENTRANCE PORCH

With attractive patterned tiled flooring and space for coat hooks. Access to the ground floor WC and inner hallway.

INNER HALLWAY

Engineered wood flooring, central heating radiator, staircase rising to the first floor, useful under-stairs storage cupboard and doors to rooms including the lounge.

LOUNGE

A well-proportioned reception room with laminate flooring, central heating radiator, UPVC double glazed window to the front aspect, ceiling light and feature fireplace with contemporary surround housing a log-effect electric fire. Glazed double oak doors lead into the dining room.

DINING ROOM

Laminate flooring, central heating radiator, ceiling light, double sliding patio doors to the conservatory and doorway to the kitchen.

KITCHEN

Superbly fitted with a modern range of high-gloss white base and wall cabinets, contrasting worktops and upstands. Inset 1.5 bowl single drainer sink with mixer tap and water filter tap, attractive patterned tiled splashbacks, tiled flooring, central heating radiator and ceiling spotlights. Built-in appliances include a Neff double oven, induction four-zone hob, AEG extractor fan, integrated AEG dishwasher and integrated refrigerator. UPVC double glazed doors to the side and garden aspects.

CONSERVATORY

UPVC construction with tiled flooring, sloping polycarbonate roof and French doors opening onto the rear garden.

GROUND FLOOR CLOAKROOM

Fitted in white with a close-coupled WC and pedestal wash basin with mixer tap and tiled splashback. Patterned tiled flooring, central heating radiator and UPVC obscure double glazed window to the front aspect.

FIRST FLOOR LANDING

Access hatch to roof space, UPVC double glazed window to the side aspect and airing cupboard housing the Worcester central heating boiler with shelving above.

BEDROOM ONE

Double bedroom with central heating radiator and UPVC double glazed window to the front aspect.

BEDROOM TWO

Double bedroom with central heating radiator and UPVC double glazed window.

BEDROOM THREE

Central heating radiator, UPVC double glazed window to the front aspect and alcove storage space.

SHOWER ROOM

Superbly fitted with a modern suite comprising dual flush WC, pedestal wash basin with mixer tap, and low-profile shower tray with glazed screen, mains-fed rainfall shower and spray hose. Attractive tiled splashbacks, timber-effect tiled flooring, chrome heated towel radiator, spotlights, extractor fan and UPVC obscure double glazed window to the rear aspect.

DRIVEWAY & GARAGE

Driveway parking to the front for one car, leading to a useful attached garage with up-and-over door, plus UPVC double glazed courtesy door and window to the rear aspect.

GARDENS

The property occupies an attractive mature plot with lawned frontage and timber gated access to the side of the garage. The rear garden is enclosed by timber panel fencing and includes a good-sized lawn, paved patio seating area and established planted beds and borders.

COUNCIL TAX

The property is registered as council tax band D.

VIEWINGS

By appointment with Richard Watkinson & Partners.

ADDITIONAL INFO

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>

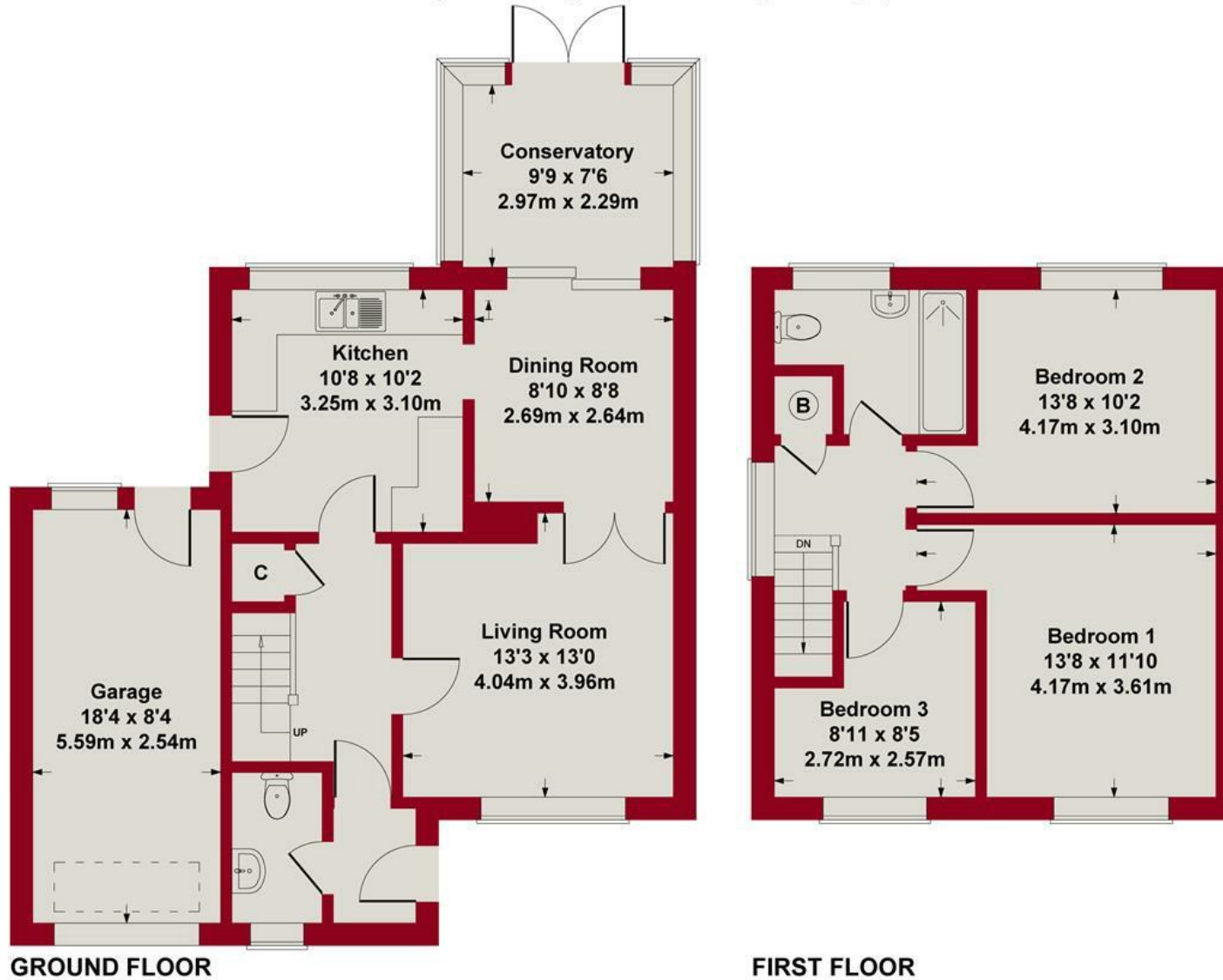






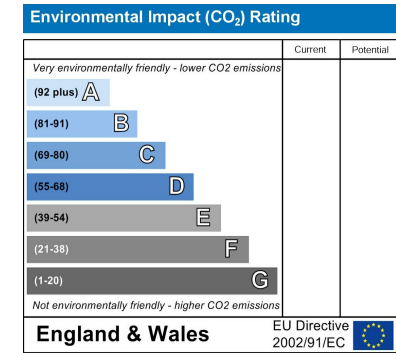
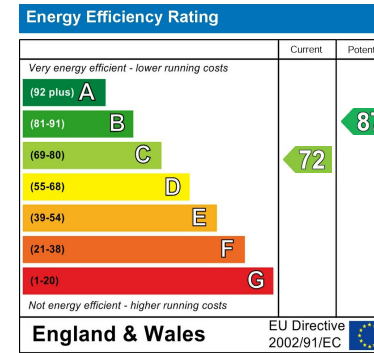


**Approximate Gross Internal Area
1012 sq ft - 94 sq m (Excluding Garage)**



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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Thinking of selling? For a FREE no obligation quotation call 01636 816200



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