

15 Chatham Street, Southwell, NG25 0EY

Guide Price £300,000

Tel: 01636 816200

RICHARD WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- A Semi Detached House
- Modern Shaker Dining Kitchen
- 3 Bedrooms
- Driveway Parking, Large Garage/Workshop
- South Westerly Facing At The Rear
- Convenient Location Close To Amenities
- A Well Proportioned Lounge
- First Floor Shower Room
- Mature 100 ft. Rear Garden

An excellent opportunity to purchase this conveniently located semi-detached home, occupying a larger-than-average plot and offering well-proportioned accommodation ideal for a range of buyers.

The property includes a separate lounge together with a superbly fitted shaker-style dining kitchen to the rear, whilst to the first floor are three bedrooms and a shower room.

Outside is a particular feature, with driveway parking to the front, a sizeable workshop running along the side of the property and a generous rear garden extending to approximately 100 feet in overall length and enjoying a favoured south-westerly aspect.

Conveniently positioned for local amenities and offering an excellent combination of accommodation and outside space, viewing is highly recommended.

ACCOMMODATION
A uPVC double glazed entrance door leads into the welcoming entrance hall.

ENTRANCE HALL
Having a central heating radiator, staircase rising to the first floor, a uPVC double glazed window to the front aspect, and doors leading to the principal ground floor rooms.

LOUNGE
A well-proportioned reception room featuring a uPVC double glazed window to the front aspect, a central heating radiator, and a chimney breast flanked by two useful built-in storage cupboards set within the alcoves.

DINING KITCHEN
A modern and attractively appointed Shaker-style dining kitchen, fitted with a comprehensive range of base and wall units with rolled-edge work surfaces, matching upstands, and an inset stainless steel single drainer sink with swan-neck mixer tap. Integrated appliances include a Hotpoint electric oven and a four-zone Hotpoint ceramic hob with glass splashback and chimney-style extractor hood above. There is recess and plumbing for a washing machine, space for a fridge freezer, breakfast bar seating, a central heating radiator, and a uPVC double glazed window overlooking the rear garden. A particularly useful built-in corner utility cupboard provides additional storage, shelving, space for a further appliance, and also houses the Ideal combination gas boiler. A part-glazed door leads directly into the garage.

FIRST FLOOR LANDING
With access hatch to the roof space, uPVC double glazed window to the side aspect, and doors leading to all first-floor accommodation.

BEDROOM ONE
A generous double bedroom with a central heating radiator and uPVC double glazed window to the front aspect.

BEDROOM TWO
A further double bedroom featuring laminate flooring, a central heating radiator, uPVC double glazed window overlooking the rear garden, and a built-in wardrobe with shelving.

BEDROOM THREE
Having a central heating radiator, uPVC double glazed window to the front aspect, and a useful built-in over-stairs storage cupboard.

SHOWER ROOM
Fitted with a contemporary white suite comprising a generous walk-in shower with glazed screen, Mermaid-style marble-effect acrylic wall boarding, and a Mira electric shower. There is also a vanity wash hand basin with mixer tap and storage cupboards beneath, a concealed cistern WC, central heating radiator, and obscure uPVC double glazed windows to the side and rear elevations.

OUTSIDE
To the front of the property, a combination of concrete and gravel driveway provides off-road parking for up to three vehicles and leads to the attached garage.
A particular feature is the exceptionally long tandem garage/workshop, extending to approximately 53’ x 10’5”, which runs from the front of the property through to the rear garden. Divided into several useful sections, the garage benefits from power and lighting and has a sliding door providing access into the rear garden, making it ideal for storage, hobbies or workshop use.

The rear garden is a lovely feature, enjoying a sunny southerly aspect. It has been attractively landscaped to include paved patio seating areas, a shaped lawn interspersed with well-stocked planted borders, and a variety of useful garden sheds, creating an excellent outdoor space for both relaxation and gardening enthusiasts.

COUNCIL TAX
The property is registered as council tax band C.

VIEWINGS
By appointment with Richard Watkinson & Partners.

ADDITIONAL INFORMATION
Once an offer is accepted, there will be a small charge for our biometric Anti Money Laundering compliance check of £14 + VAT per purchaser.

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






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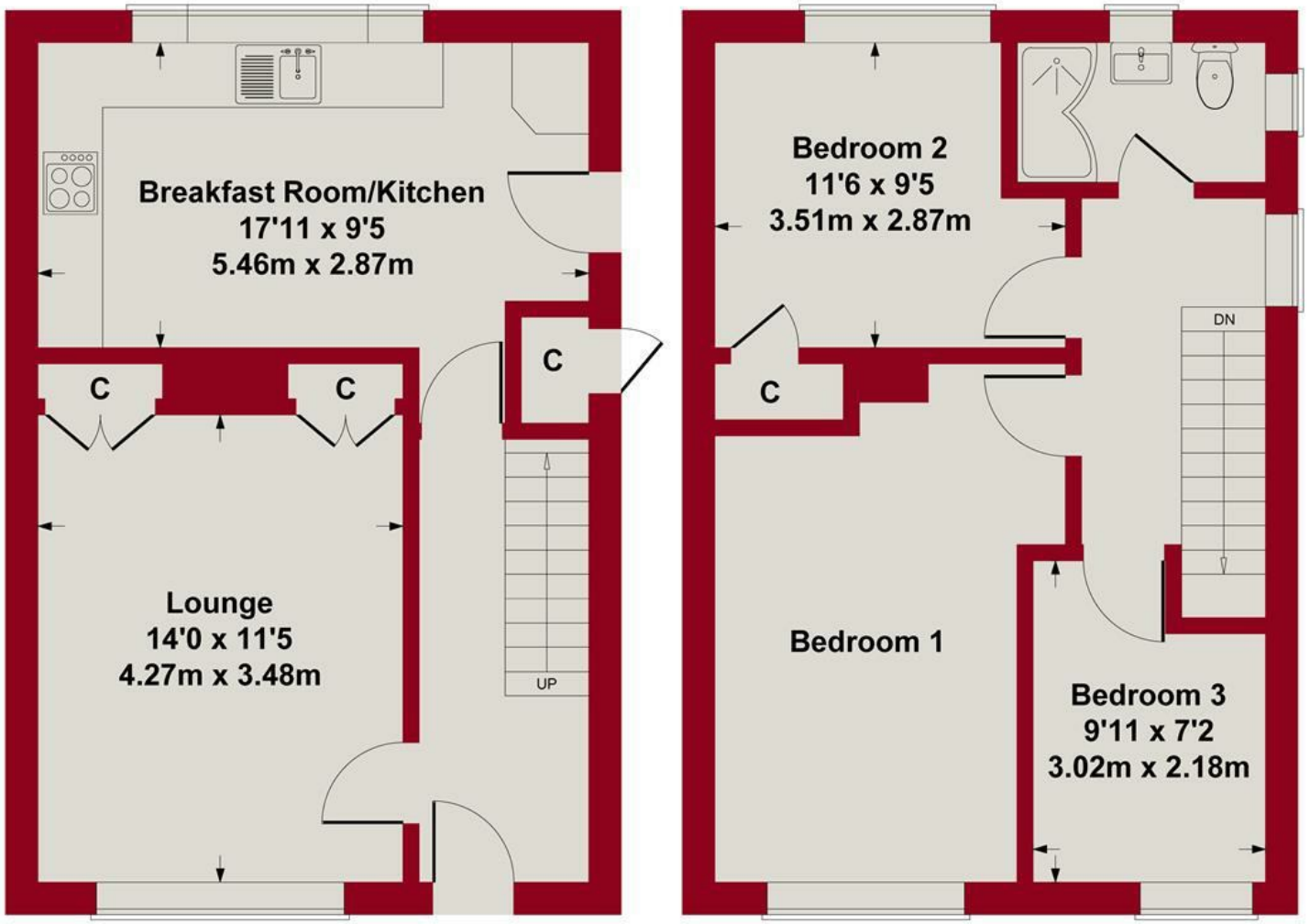








Approximate Gross Internal Area
864 sq ft - 80 sq m

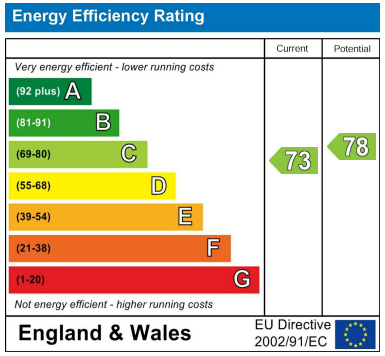


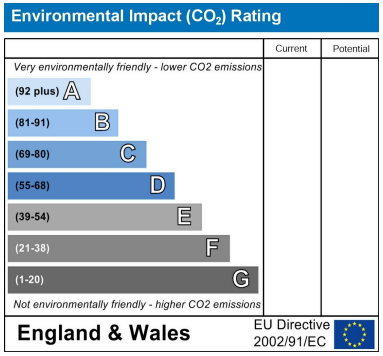
GROUND FLOOR **First FLOOR**

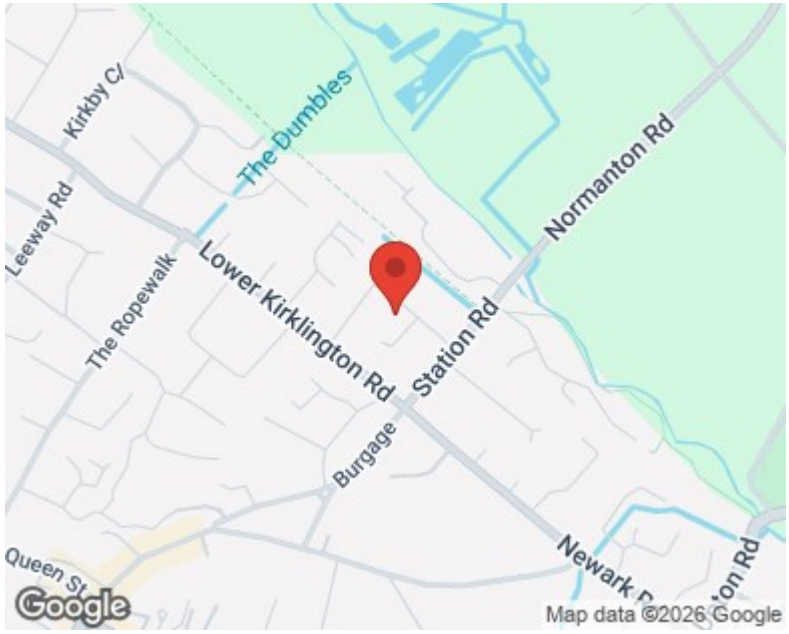
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RICS

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