



5 Farthingate Close, Southwell, NG25 0HU

Guide Price £410,000

Tel: 01636 816200

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

- Deceptively Spacious Detached Family Home
- Spacious Full-Width Lounge Diner
- Conservatory Overlooking Rear Garden
- Ground Floor WC
- Private Mature Landscaped Rear Garden
- Three True Double Bedrooms
- Attractive Log Burning Stove
- Fitted Kitchen & Utility/Lobby
- Attached Garage & Block-Paved Driveway
- Views Across To Southwell Minster

A fantastic opportunity to acquire a deceptively spacious detached family home, occupying a particularly popular and convenient location and offering a superb level of accommodation, including the considerable advantage of three true double bedrooms.

The property has a welcoming and well-planned interior, with an entrance hall leading through to a generous lounge diner which spans the full width of the property at the rear. This impressive main reception space is ideal for both everyday family life and entertaining, with a log burner providing an attractive focal point and French doors opening into the conservatory, enjoying pleasant views over the rear garden. There is also a fitted kitchen, useful utility/lobby to the side and a ground floor WC.

The first floor continues to impress, with three genuinely well-proportioned double bedrooms, together with a shower room and separate WC.

Outside, the property occupies an attractive and established plot, with mature landscaped gardens to both the front and rear. A block-paved driveway provides off-road parking and leads to the useful attached garage, whilst the delightful rear garden is particularly private and provides an excellent outdoor space.

An appealing and generously proportioned home in a sought-after setting, ideally suited to families and one which really does need to be viewed to fully appreciate the space and potential on offer.

ACCOMMODATION

A uPVC double glazed entrance door leads into a spacious and welcoming open-plan entrance hall.

ENTRANCE HALL

Attractive stripped wooden floorboards, uPVC double glazed windows to both the front and side elevations providing excellent natural light, a central heating radiator and a staircase rising to the first floor with a useful understairs storage cupboard. A doorway leads into the kitchen, whilst the hall opens through to the lounge diner at the rear.

LOUNGE DINER

A particularly spacious dual-aspect reception room extending across the full width of the property, creating an excellent family and entertaining space. The room features stripped wooden floorboards, two central heating radiators, uPVC double glazed windows to the side

and rear elevations and a uPVC double glazed French door opening onto the rear garden. A real focal point is the feature chimney breast housing a floor-standing cast iron log-burning stove.

CONSERVATORY

Positioned at the rear of the property and accessed via uPVC double glazed doors from the lounge diner. The conservatory enjoys views over the rear garden through uPVC double glazed windows and French doors, together with tiled flooring beneath a pitched polycarbonate roof, providing an excellent additional reception space.

KITCHEN

Fitted with a range of base and wall mounted cabinets with rolled-edge work surfaces, tiled splashbacks and an inset stainless steel single drainer sink with mixer tap. There is space for a range of appliances including an electric cooker, laminate flooring, a central heating radiator and a uPVC double glazed window overlooking the front garden. A door leads through to the side lobby.

SIDE LOBBY/UTILITY SPACE

Having a uPVC double glazed door providing access to the rear garden together with space and plumbing for a washing machine.

GROUND FLOOR WC

Fitted with a low-level toilet and wash hand basin with tiled splashback, together with a uPVC double glazed obscured window.

FIRST FLOOR LANDING

Having a uPVC double glazed window to the front elevation, access to the roof space and a useful built-in airing/storage cupboard with shelving.

BEDROOM ONE

A generous double bedroom enjoying stripped wooden floorboards, a central heating radiator, a uPVC double glazed window overlooking the rear garden and a built-in double wardrobe with hanging space and cupboards above.

BEDROOM TWO

A further spacious double bedroom with a uPVC double glazed window to the front elevation enjoying views towards Southwell Minster, a central heating radiator and a useful fitted study area with desk and storage cupboards above.

BEDROOM THREE

A third genuine double bedroom with a uPVC double glazed window overlooking the rear garden, central heating radiator and a built-in double wardrobe with cupboards above.

SHOWER ROOM

Well appointed with a large shower enclosure incorporating a low-profile shower tray, glazed screen and Triton electric shower. There is also a pedestal wash hand basin with mixer tap,

chrome heated towel rail, tiled splashbacks, a uPVC double glazed obscured window to the side elevation and a range of fitted storage cupboards, one of which houses the Ideal combination boiler.

SEPARATE WC

Fitted with a close-coupled toilet and pedestal wash hand basin with mixer tap and tiled splashback, together with a central heating radiator and a uPVC double glazed obscured window.

DRIVEWAY & GARAGE

To the front of the property is an attractive block-paved driveway providing off-road parking and leading to the attached garage.

GARDENS

The property occupies a mature plot with an established front garden and gated side access from both sides leading to the rear. The rear garden has been attractively landscaped and enjoys a shaped lawn surrounded by well-stocked flower and shrub borders.

SOLAR PANELS

The property features 12 panels in total and a 6.5kWh battery.

ADDITIONAL INFORMATION

The property is located in a Conservation Area.

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>



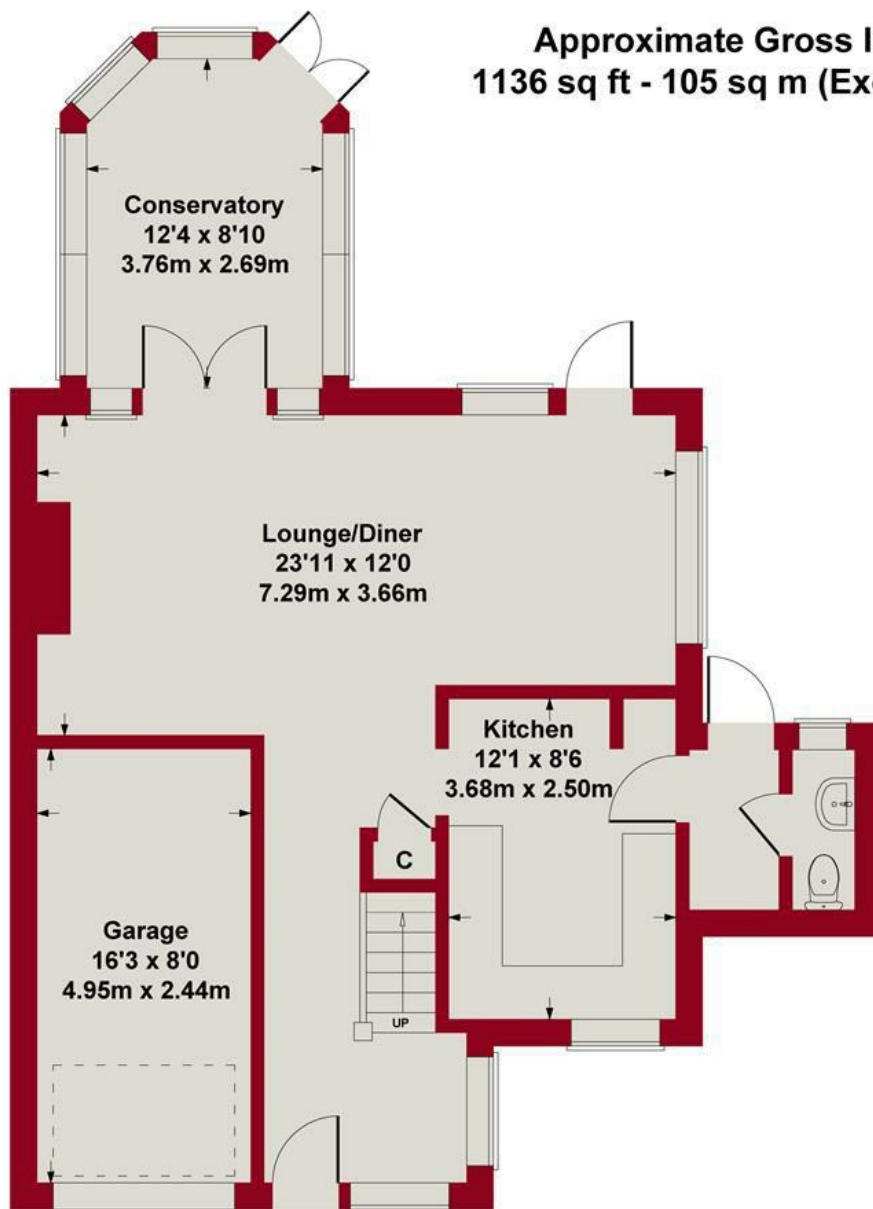




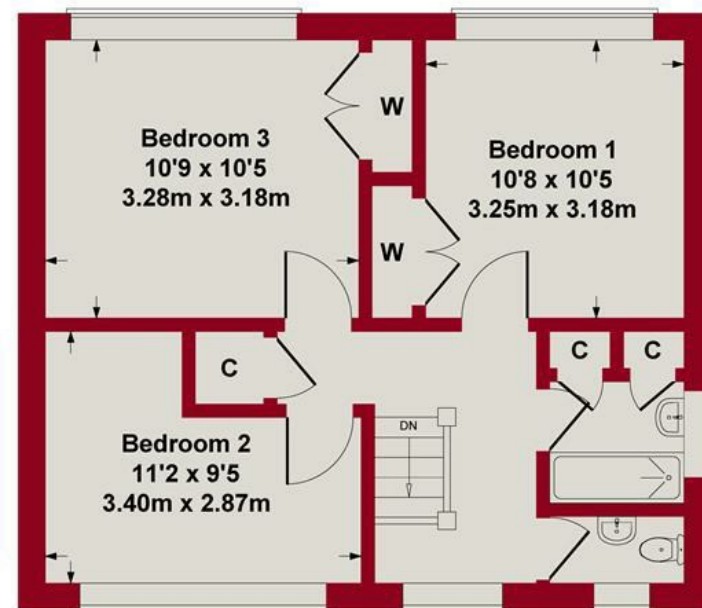




**Approximate Gross Internal Area
1136 sq ft - 105 sq m (Excluding Garage)**



GROUND FLOOR



First FLOOR

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	78
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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



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