



21 Glenfields, Southwell, NG25 0AS

Guide Price £420,000

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 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Superbly Appointed Detached Bungalow
- Spacious and Thoughtfully Reconfigured Accommodation
- Large Conservatory Overlooking the Rear Garden
- Versatile Home Office/Utility Room
- Principal Bedroom with En-suite Bathroom
- No Upward Chain
- Generous Lounge/Dining Room
- Attractive Shaker-Style Breakfast Kitchen
- Two Double Bedrooms with Fitted Wardrobes
- Private Landscaped Gardens and Ample Driveway Parking

A superb opportunity to acquire a spacious detached bungalow occupying a highly regarded cul-de-sac position, offered to the market with the benefit of no upward chain.

Immaculately presented and exceptionally well maintained throughout, the property has been thoughtfully reconfigured to provide spacious and versatile accommodation, ideally suited to those seeking the convenience of single-storey living without compromising on space.

The well-appointed accommodation comprises a welcoming entrance hall leading to a generous lounge/dining room, featuring patio doors opening into a large conservatory overlooking the rear garden. The attractive Shaker-style breakfast kitchen is well equipped and benefits from double doors leading to a versatile additional room, currently utilised as a home office and utility area.

Originally designed as a three-bedroom property, the bungalow has been reconfigured to provide two excellent double bedrooms, both benefiting from fitted wardrobes. The principal bedroom enjoys the advantage of an en-suite bathroom, while the second bedroom is served by an well-appointed shower room.

Occupying a particularly attractive plot, the property enjoys mature and beautifully landscaped gardens to both the front and rear. The rear garden offers an excellent degree of privacy and provides a delightful outdoor space for relaxation and entertaining. To the front, a block-paved driveway provides off-road parking for several vehicles.

Viewing is highly recommended to fully appreciate the space, presentation, and quality of accommodation this exceptional bungalow has to offer.

ACCOMMODATION

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

ENTRANCE HALL

Features laminate flooring, an L-shaped layout, a central heating thermostat, coved ceiling, and access hatch to the loft space. A glazed door opens into the spacious lounge diner.

LOUNGE DINER

A generously sized reception room with a uPVC double-glazed window overlooking the front aspect, central heating radiator, coved ceiling, and an attractive feature fireplace with decorative surround housing a coal-effect gas fire. Doors lead through to the kitchen diner, while uPVC double-glazed French doors open into the conservatory.

CONSERVATORY

Constructed of brick and uPVC with a pitched polycarbonate roof, the conservatory benefits from a ceiling light and fan, tiled flooring, uPVC double-glazed windows, and French doors opening onto the rear garden.

KITCHEN DINER

A well-appointed Shaker-style kitchen fitted with rolled-edge worktops and tiled splashbacks. Features include a 1.5 bowl ceramic sink with gold swan-neck mixer tap and drainer, integrated refrigerator, integrated three-drawer freezer, plumbing for a dishwasher, and a recess housing the Rangemaster oven with gas hob which is included in the sale. Additional benefits include a central heating radiator, window into the conservatory, and glazed double doors leading into the utility room/home office.

UTILITY ROOM/HOME OFFICE

A versatile space with tiled flooring, double-glazed window to the front aspect, and a panelled door providing external access. There is a wall-mounted Dimplex fan heater, fitted worktop with space beneath for appliances including plumbing for a washing machine, and a range of floor-to-ceiling Shaker-style storage cupboards. The room also houses the electricity meter and consumer unit.

BEDROOM ONE

A good-sized double bedroom featuring a central heating radiator, fitted wardrobes with sliding doors, coved ceiling, and a uPVC double-glazed window overlooking the rear garden.

EN-SUITE BATHROOM

Fitted with a traditional-style suite comprising a panelled bath with mixer tap and handheld shower attachment, vanity wash basin with storage beneath, and concealed cistern WC. Additional features include tiled flooring, tiled splashback areas, fitted storage cupboards, electric shaver point, central heating radiator, extractor fan, spotlights, coved ceiling, and a uPVC double-glazed window to the rear aspect.

BEDROOM TWO

A double bedroom with central heating radiator, uPVC double-glazed window to the front aspect, and a range of fitted wardrobes and shelving.

SHOWER ROOM

Serving bedroom two and guests alike, the shower room is fitted with a pedestal wash basin, low-level WC, and quadrant shower enclosure with glazed sliding doors and Mira Sport electric shower. Further benefits include tiled flooring, tiled walls, two uPVC double-glazed windows to the side aspects, spotlights, and extractor fan.

DRIVEWAY PARKING

An attractive block-paved herringbone driveway provides off-street parking for at least three vehicles.

GARDENS

The property occupies a delightful mature plot tucked away in the corner of a cul-de-sac, offering an excellent degree of privacy. The front garden features a lawned area with well-stocked flower and shrub borders, together with timber side access leading to the rear garden.

The rear garden enjoys a sunny aspect and is enclosed by timber-panel fencing, providing a good level of privacy. Features include a shaped lawn, pathway, seating area, mature well-stocked borders, and a useful timber garden shed.

COUNCIL TAX

The property is registered as council tax band D.

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#)
<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

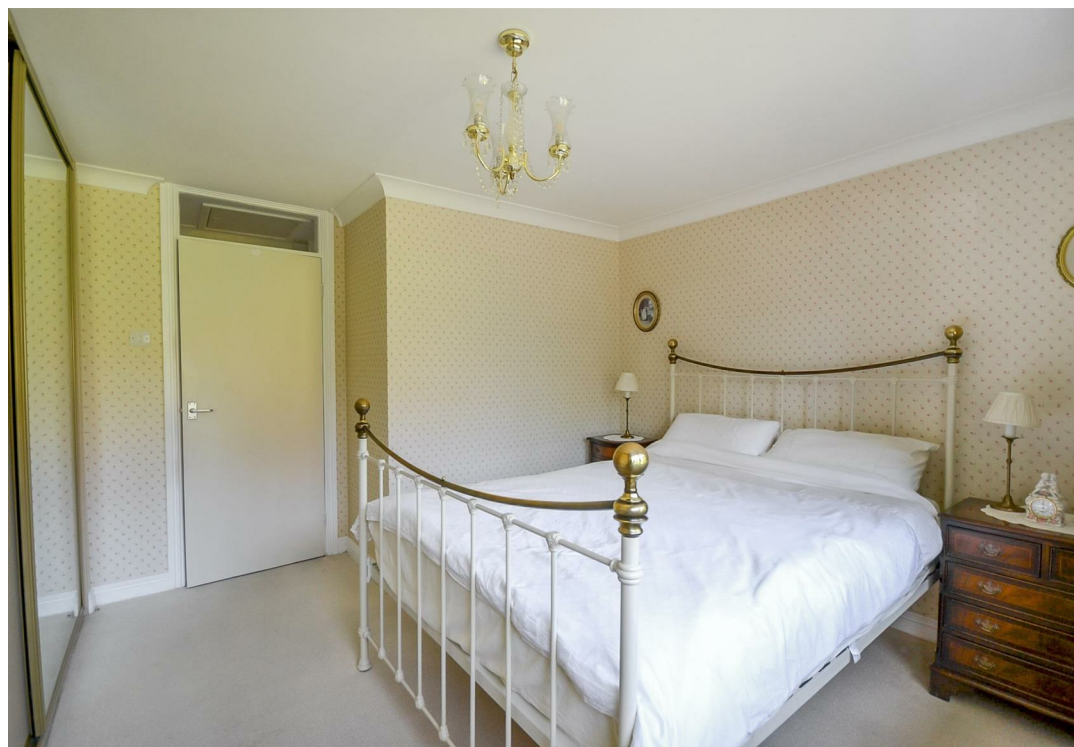
School Ofsted reports:-
<https://reports.ofsted.gov.uk/>

Planning applications:-
<https://www.gov.uk/search-register-planning-decisions>



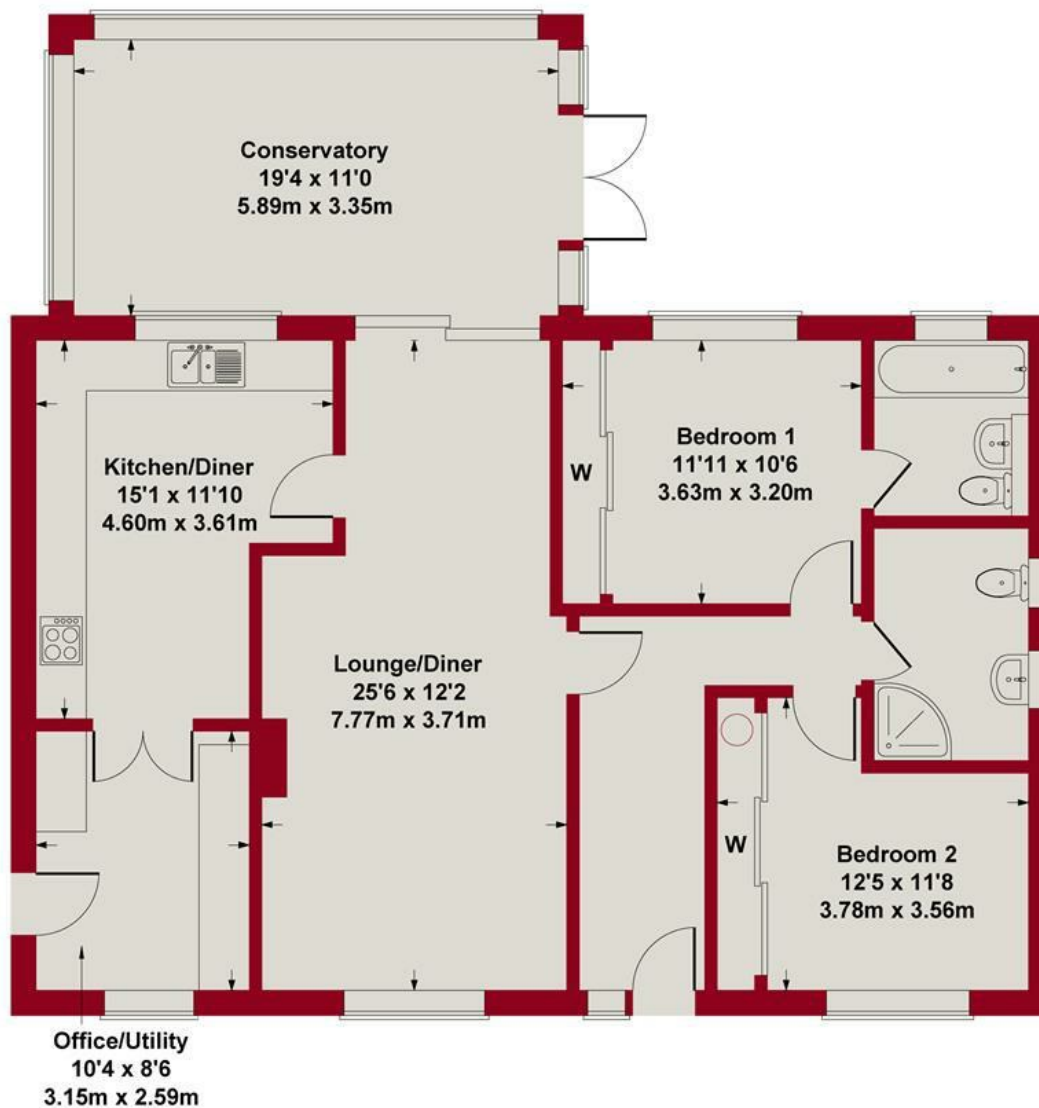








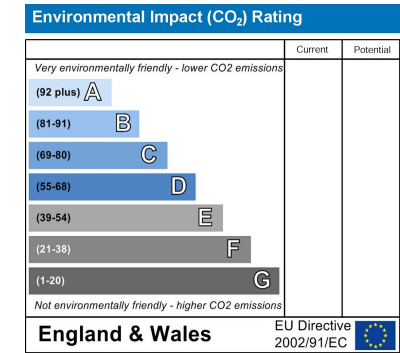
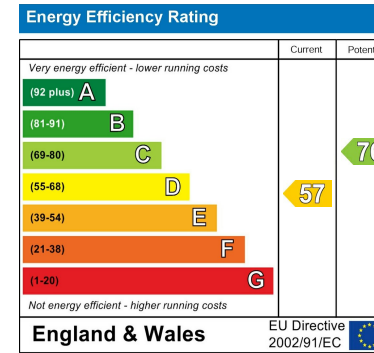
**Approximate Gross Internal Area
1258 sq ft - 117 sq m**



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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