



1 Springfield Road, Southwell, NG25 0BS

Guide Price £375,000

Tel: 01636 816200

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

- A Spacious Detached Bungalow
- No Onward Chain
- Dining Room with Arch to Lounge
- Utility, Conservatory, Snug/Office
- Shower Room Plus En-Suite
- Attractive Mature Corner Plot
- Large Entrance Porch, Hallway
- Modern Shaker Style Kitchen
- Two Double Bedrooms
- Driveway and Garage

An excellent opportunity to acquire this spacious and substantially extended detached bungalow, occupying a mature corner plot in a highly convenient location close to local amenities and community facilities. Offered to the market with the significant benefit of no onward chain, this impressive home provides versatile and well-appointed accommodation throughout.

The property is approached via a large entrance porch which leads into a welcoming reception hallway. From here, access is provided to a well-proportioned dining room, featuring an attractive archway opening into the spacious lounge. French doors from the lounge lead directly onto the rear garden, creating an ideal space for both relaxing and entertaining.

The modern Shaker-style kitchen is fitted with a range of quality units and integrated appliances, complemented by a useful utility room. Beyond the utility is a versatile home office/snug, offering flexibility for those working from home or requiring additional living space.

A delightful conservatory enjoys pleasant views over the gardens and provides a bright and peaceful sitting area.

The bungalow offers two generous double bedrooms, both benefiting from built-in wardrobes. The principal bedroom is further enhanced by an en-suite shower room, while a separate, well-appointed shower room serves the remainder of the accommodation.

The property occupies an enviable corner plot with lovely mature gardens extending to three sides. To the front, an extensive gravelled driveway provides ample off-road parking and leads to the integral garage, which benefits from an electric up-and-over door.

Mature lawned gardens to the side offer an excellent degree of privacy, while the rear enjoys attractive courtyard-style gardens with gravelled and paved seating areas, perfectly positioned to take advantage of the desirable southerly aspect.

Properties of this nature, offering spacious accommodation, generous outdoor space and a sought-after location, are always in strong demand. Early viewing is highly recommended to fully appreciate everything this superb bungalow has to offer.

ACCOMMODATION

A UPVC double-glazed entrance door opens into a spacious entrance porch.

ENTRANCE PORCH

With UPVC double-glazed windows, a skylight, and a part-glazed door leading into the hallway.

HALLWAY

The hallway includes a central heating radiator, roof-space access hatch, sun pipe and doors to rooms.

DINING ROOM

The well-proportioned dining room features a central heating radiator, two sun pipes and an archway through to the dual-aspect lounge at the rear.

LOUNGE

The lounge has two central heating radiators, a UPVC double-glazed side window, and UPVC double-glazed French doors opening onto the rear garden.

KITCHEN

The attractive woodgrain-effect Shaker-style kitchen is fitted with a range of base and wall units, linear worktops, tiled splashbacks, and an inset 1.5 bowl stainless-steel sink with mixer tap. Integrated appliances include a Neff eye-level oven, fridge with three-drawer freezer below, four-burner gas hob with extractor over, washing machine, and slimline dishwasher. There are ceiling spotlights, a UPVC double-glazed garden-facing window, and a doorway to the utility room.

UTILITY ROOM

The utility room provides useful additional space, with a central heating radiator, wall-mounted Worcester combi boiler with programmer, space for further white goods, fitted storage cupboards, a stable door to the conservatory, and a door to the home office/snug.

HOME OFFICE/SNUG

The home office is a versatile reception room with a central heating radiator, a UPVC double-glazed rear window, a double-glazed window into the conservatory, and a range of fitted base units with cupboards and drawers.

CONSERVATORY

Enjoying lovely views over the rear garden and of brick and UPVC construction, with a large picture window overlooking the side garden and UPVC double-glazed French doors to the rear.

BEDROOM ONE

A good-sized double bedroom at the front of the property, with a central heating radiator, UPVC double-glazed front window, and a built-in walk-in wardrobe with shelving, hanging rail, automatic light, and radiator.

EN-SUITE SHOWER ROOM

Fitted in white with a close-coupled toilet, a vanity wash basin with mixer tap and cupboards

below, a quadrant shower cubicle with mains shower, fully tiled walls, large towel radiator, extractor fan, ceiling spotlight, electric shaver point, and UPVC double-glazed obscured side window.

BEDROOM TWO

A double bedroom with a central heating radiator, a UPVC double-glazed rear window, and a range of fitted floor-to-ceiling storage cupboards.

SHOWER ROOM

Fitted with a modern quadrant shower cubicle with Mira shower, a close-coupled toilet, a vanity wash basin with mixer tap, a towel radiator, splashback tiling, electric shaver point, extractor fan, and obscured-glazed window.

DRIVEWAY AND GARAGE

A gravelled driveway provides parking for several vehicles and leads to the integral garage with an electric up-and-over door, power, light, and a courtesy door into the hallway.

GARDENS

The property occupies a generous, mature corner plot. To the side is a large lawn edged with well-stocked borders, offering a good degree of privacy. A paved pathway continues around the property, passing an ornamental pond and leading to the rear of the plot, where an attractive gravel seating area and paved patio provide private outdoor seating, framed by established borders.

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>



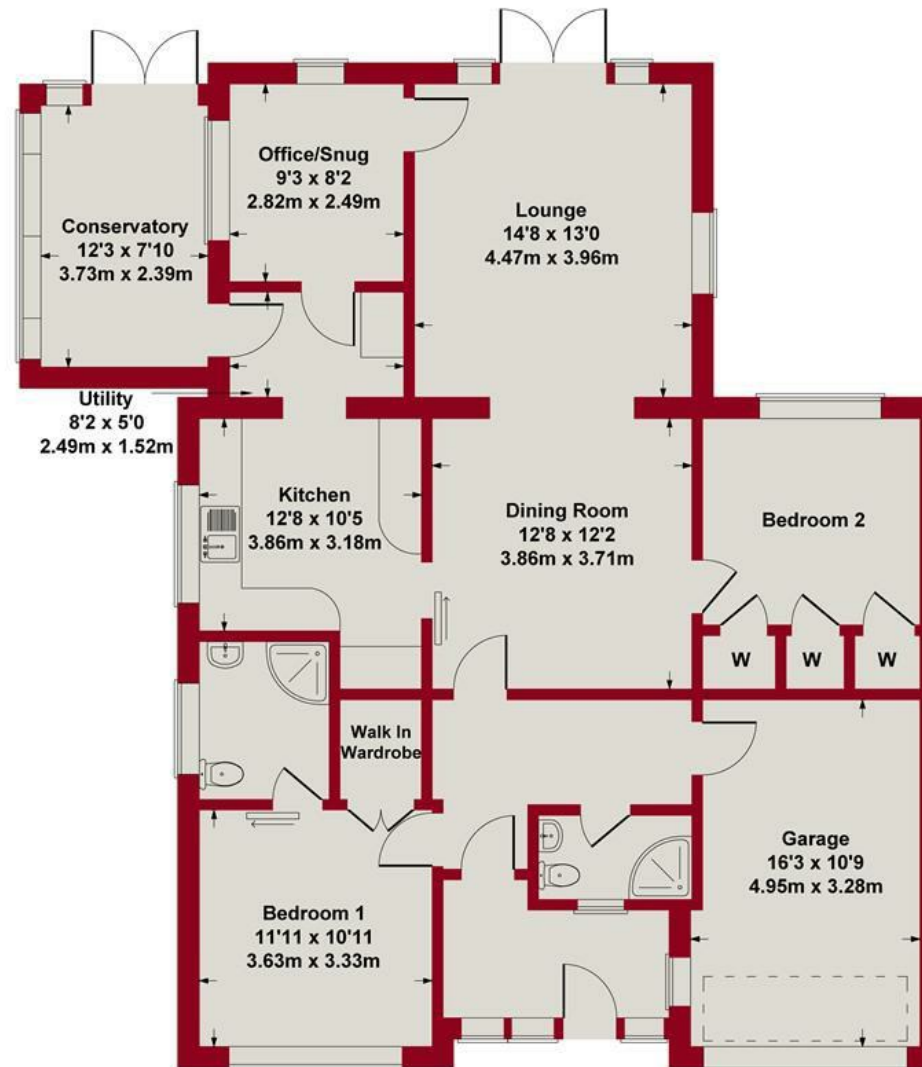








**Approximate Gross Internal Area
1250 sq ft - 116 sq m (Excluding Garage)**



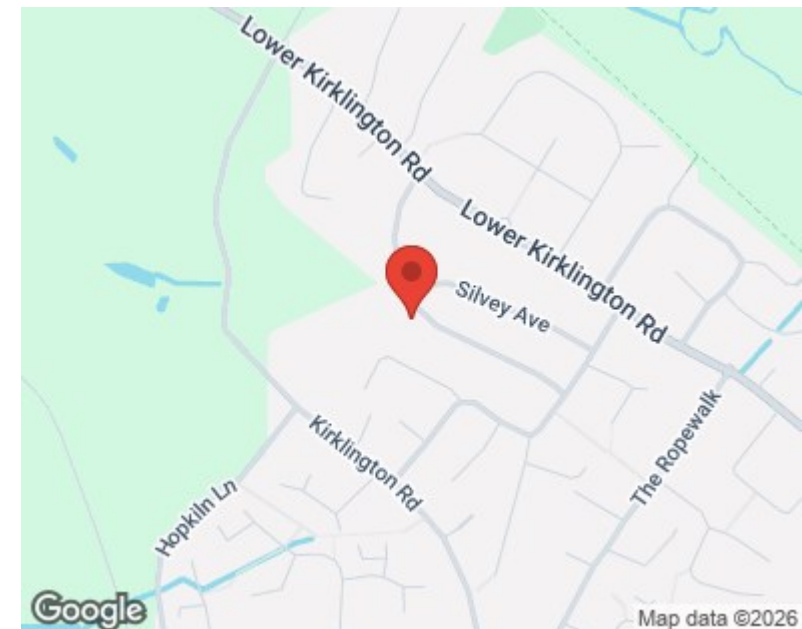
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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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		
	71	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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