63 Halloughton Road, Southwell, NG25 0LP

Guide Price £430,000

Tel: 01636 816200

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- No Onward Chain
- Popular Residential Location
- Large Lounge
- Driveway and Garage
- Superb Potential to Modernise
- Spacious Detached Bungalow
- Three Good Bedrooms
- Dining Room Extension
- Generous Private Plot
- Viewing Highly Recommended

Offered for sale with the advantage of no onward chain, this spacious detached bungalow occupies a popular and established residential location and presents an excellent opportunity for a variety of purchasers. Ideal for those seeking single-storey living, the property also offers excellent scope for modernisation, reconfiguration and potential extension, subject to the necessary planning consents.

Occupying a generous plot, the property benefits from driveway parking leading to an attached garage, together with attractive and well-established gardens to both the front and rear. The sizeable rear garden enjoys a good degree of privacy and provides excellent outdoor space.

The well-proportioned accommodation comprises an entrance hall, spacious lounge, a rear dining room extension, fitted kitchen, three good-sized bedrooms and a shower room.

Given the sought-after location, generous plot and excellent potential on offer, early viewing is highly recommended.

ACCOMMODATION
A UPVC double-glazed entrance door opens into the entrance hall.

ENTRANCE HALL
With an airing cupboard housing the foam-insulated hot water cylinder and storage above, plus doors to the principal rooms.

LOUNGE DINER
The lounge diner is a spacious reception room to the rear, with a central heating radiator, UPVC double-glazed windows to the rear and side aspects, and a fireplace housing a floor-standing gas fire.

DINING ROOM/OFFICE
A small rear extension with a central heating radiator and a UPVC double-glazed window overlooking the garden.

KITCHEN
The kitchen is fitted with a range of base and wall cabinets, rolled-edge worktops, tiled splashbacks, and an inset stainless steel single-drainer sink with hot and cold taps. There is space for appliances including an electric cooker, plumbing for a washing machine, a central heating radiator, a UPVC double-glazed window overlooking the garden, and a UPVC double-glazed door to the outside.

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

BEDROOM TWO
Having a central heating radiator, UPVC double-glazed window to the side aspect, and a range of floor-to-ceiling fitted wardrobes with hanging rails and shelving.

BEDROOM THREE
A single bedroom with a central heating radiator, loft access hatch, UPVC double-glazed window to the front aspect, and fitted furniture including wardrobe space and drawers.

SHOWER ROOM
The shower room includes a close-coupled toilet, pedestal wash basin with mixer tap, and a quadrant shower enclosure with glazed sliding doors, mermaid-style boarding, and mains-fed shower. There is tiled flooring, tiled splashbacks, a central heating radiator, and a UPVC double-glazed obscured window to the side aspect.

OUTSIDE
A single-width driveway leads from Halloughton Road to the front of the plot, providing parking for three vehicles and access to the attached garage, with double opening doors, lights and housing the Worcester Central Heating Boiler.

GARDENS
The property occupies a delightful mature plot, with a lawned frontage edged by well-stocked borders and access to both sides. One side includes a useful timber shed before opening out to an established rear garden with colourful borders, a good-sized shaped lawn, excellent privacy, greenhouse, potting shed, and paved patio seating area.

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:_

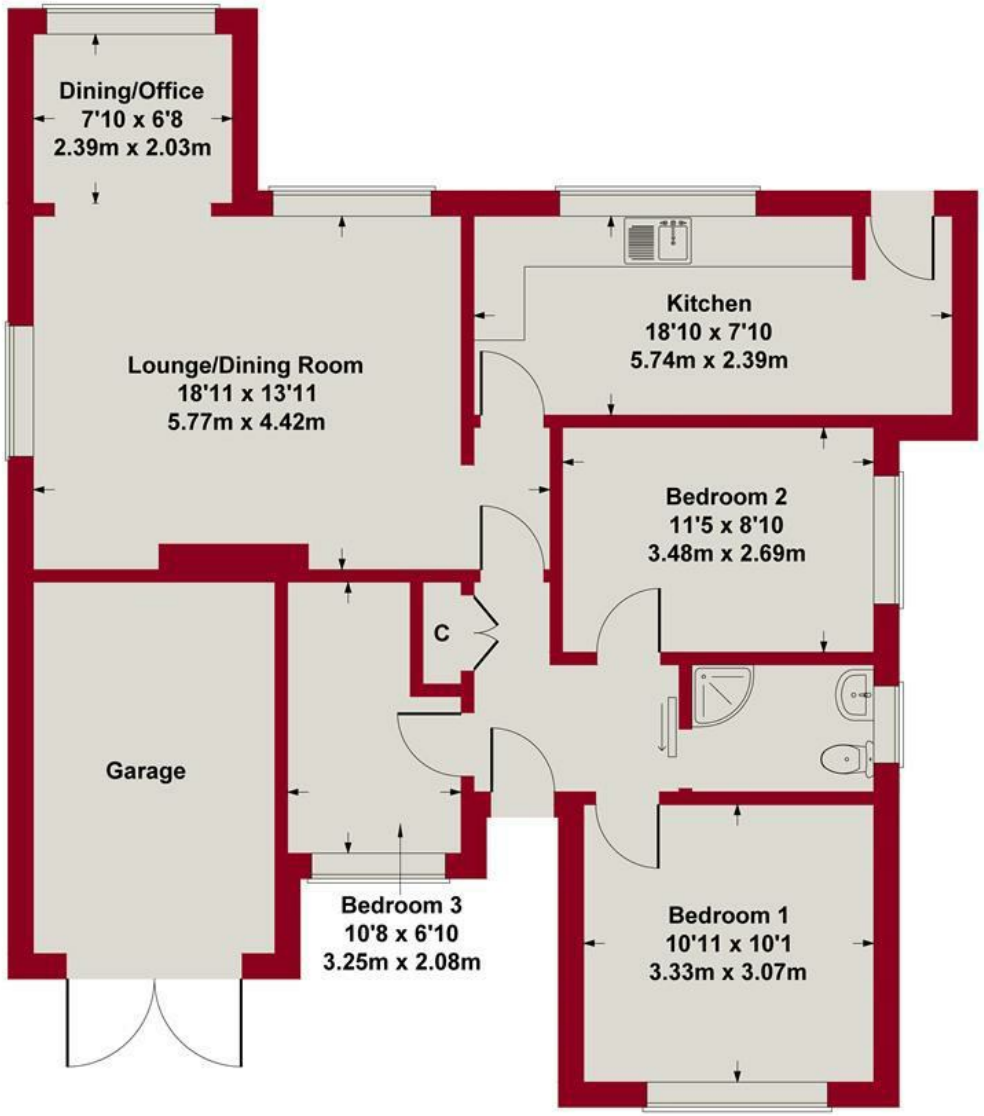
https://check-long-term-flood-risk.service.gov.uk/risk#

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
890 sq ft - 83 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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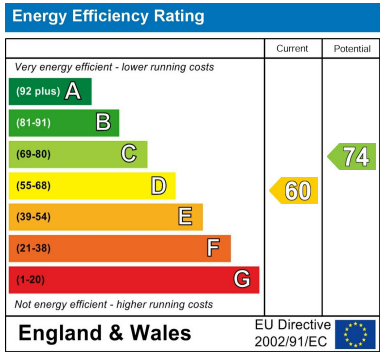

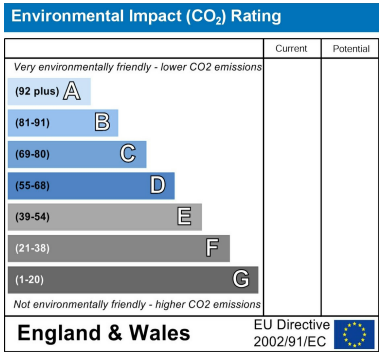

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The Property Ombudsman

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20 King Street,
Southwell NG25 0EH
Tel: 01636 816200
Email: southwell@richardwatkinson.co.uk

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Surveyors, Estate Agents, Valuers, Auctioneers