



14 Dover Street, Southwell, NG25 0EZ

Guide Price £269,000

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

- Character Period Home
- Central Location
- Separate Dining Room
- Fantastic Ground Floor Shower Room
- South-Easterly Garden
- Recently Refurbished
- Lovely Lounge with Fireplace
- Modern Shaker Style Kitchen
- Three Bedrooms
- Viewing Recommended

A fantastic opportunity to acquire this superbly appointed period home, occupying a convenient central location close to local amenities and offering recently refurbished accommodation full of charm and character.

The property boasts a warm and inviting feel throughout, with accommodation comprising a cosy front lounge featuring an attractive fireplace, a spacious dining room with useful storage, and a beautifully fitted shaker-style kitchen with a range of units and integrated appliances. Completing the ground floor is a superbly appointed shower room, recently remodelled by the current owners. To the first floor are two generous double bedrooms, with the second providing access to a versatile third bedroom, ideal as a home office, dressing room or nursery.

Externally, the property occupies a surprisingly generous plot with a long south-easterly facing rear garden.

Offering character, convenience and stylish presentation throughout, this delightful home is sure to appeal to first-time buyers, downsizers and those seeking a charming property within easy reach of the town centre. Viewing is highly recommended.

ACCOMMODATION

A composite entrance door opens into the lounge.

LOUNGE

A well-proportioned reception room featuring a UPVC double-glazed window to the front aspect, a traditional-style white column radiator, an attractive ceiling rose, a feature period fireplace with cast-iron surround and tiled hearth, and a built-in cupboard housing the gas and electricity meters and consumer unit.

DINING ROOM

The dining room offers a ceiling rose, traditional-style white column radiator, UPVC double-glazed window to the rear aspect, an attractive cast-iron period fireplace, and a useful understairs storage cupboard with light.

KITCHEN

The superbly appointed shaker-style kitchen includes a range of base and wall units, cupboards and drawers, marble-effect worktops with matching upstands, a composite 1.5 bowl sink with mixer tap and spray hose, and built-in appliances including a Lamona double

oven, four-zone electric hob with chimney extractor hood, integrated slimline dishwasher, washing machine and fridge freezer. There is decorative patterned tiled flooring, a central UPVC double-glazed window to the side aspect, and the main combination boiler concealed within one of the cupboards. A UPVC double-glazed door leads outside.

GROUND FLOOR SHOWER ROOM

The ground-floor shower room has been superbly updated by the current owners and comprises a traditional-style suite with vanity wash basin, mixer tap and storage below, close-coupled WC, shower enclosure with glazed sliding door, mains-fed rainfall shower and additional spray hose. There is feature tiling, patterned tiled flooring, chrome towel radiator, extractor fan and a UPVC double-glazed obscure window to the side aspect.

FIRST FLOOR LANDING

The landing provides access to bedrooms one and two.

BEDROOM ONE

A good-sized double bedroom to the front of the property, with UPVC double-glazed window, ceiling rose, traditional-style white column radiator and feature polished cast-iron fireplace.

BEDROOM TWO

Also a double bedroom, with traditional-style white column radiator, UPVC double-glazed window to the rear aspect, polished cast-iron period fireplace and a useful over-stairs cupboard providing wardrobe space with hanging rail, as well as access to the roof space.

BEDROOM THREE

A versatile room located off bedroom two, with a traditional-style column radiator and UPVC double-glazed window.

OUTSIDE

Externally, the generous rear garden includes a small courtyard area to the side of the kitchen, with gated access across a shared passageway via a further timber gate into the fully enclosed rear garden. The garden is a good size and includes a paved seating area and lawn.

COUNCIL TAX

The property is registered as council tax band B.

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>

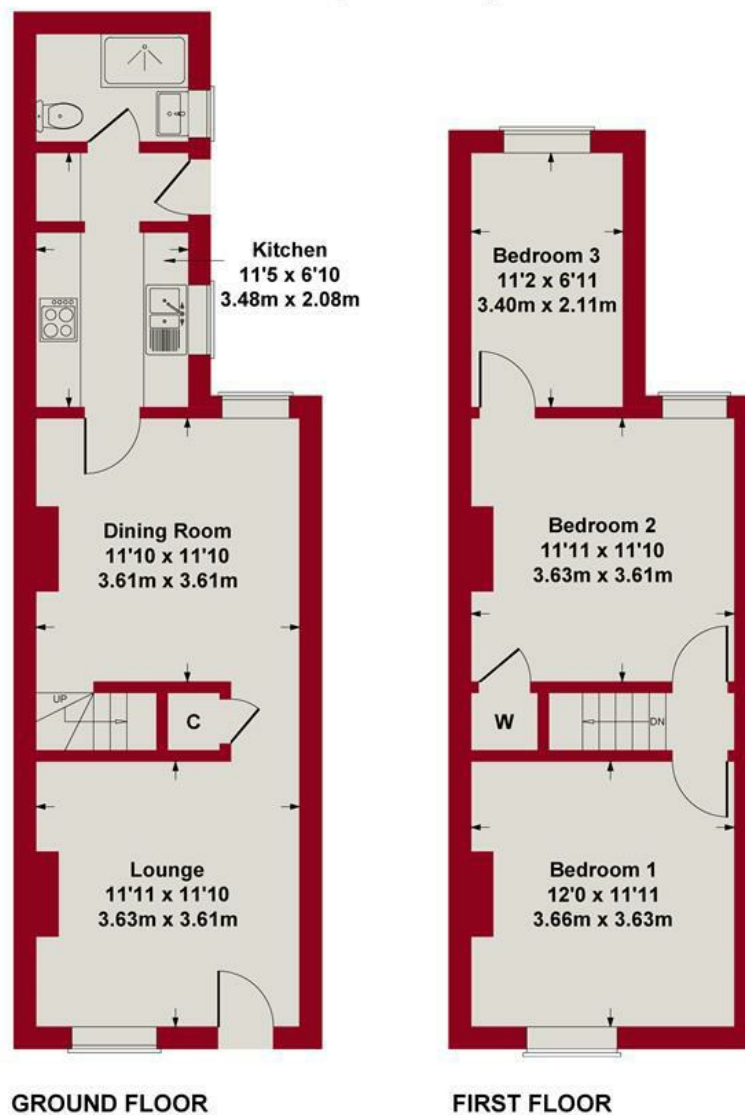






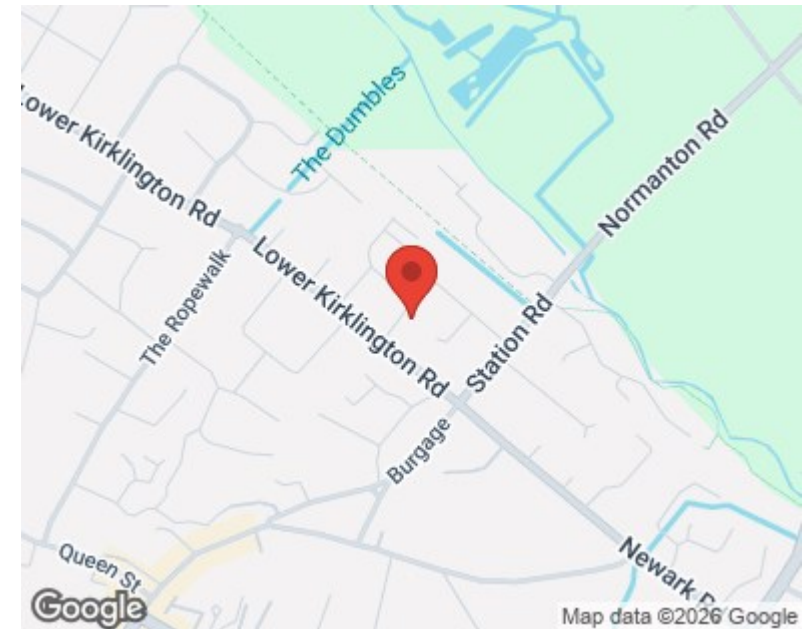
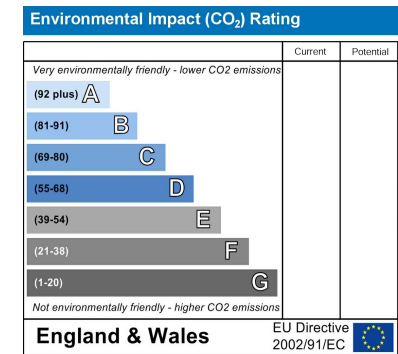
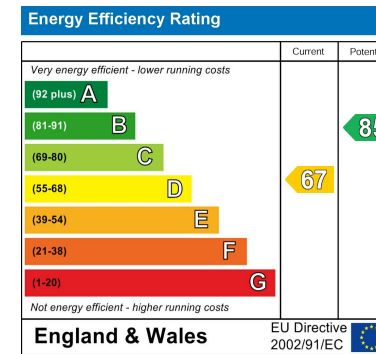


Approximate Gross Internal Area
846 sq ft - 79 sq m



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



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