



7 Elmcroft, Oxton, Southwell, NG25 0SB

Guide Price £385,000

Tel: 01636 816200

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

- A Superbly Appointed Home
- Fabulous Open Plan Living/Dining Kitchen
- Home Office
- Useful Utility/Boot Room
- Modern Bathroom
- Significantly Refurbished 1250 Sq Ft
- Lounge with Log-Burner
- Ground Floor W/C
- 3 Bedrooms
- Generous Driveway, Landscaped Gardens

A fantastic opportunity to purchase this superbly appointed semi-detached home, occupying a delightful setting fronting Main Street and significantly improved over recent years with a 'back to brick' refurbishment as well as a considerable ground floor extension.

The property is stylishly appointed, with a great deal of attention having gone into design and finish to now provide a wonderful family oriented home with a high-spec theme throughout.

The deceptively spacious accommodation extends to approximately 1250 square feet including a welcoming entrance hall with bespoke fitted shelving beneath the stairs and leading into the fantastic dining kitchen to the rear: a wonderful open plan living space with bi-fold doors onto the rear gardens, underfloor heating and a modern fitted kitchen including a range of quality built-in appliances and white Quatrz worktops.

There is a spacious bay-fronted lounge with log-burner, a home office, ground floor W/C and a useful utility/boot room with excellent storage.

To the 1st floor are 3 bedrooms and a superbly appointed bathroom whilst outside is ample driveway parking for several cars and delightful landscaped gardens to the front and rear.

ACCOMMODATION

An insulated oak veneer contemporary style entrance door leads into the entrance hall.

ENTRANCE HALL

With engineered oak flooring, a central heating radiator and a Nest central heating thermostat plus a double glazed window to the side aspect, stairs rising to the first floor with bespoke open shelving beneath providing excellent storage.

LOUNGE

A well proportioned bay fronted reception room with a central heating radiator, a large aluminium framed double glazed bay window to the front aspect and a feature fireplace with slate tiled hearth and patterned tiled insert housing a floor standing cast iron log burner.

OPEN PLAN DINING KITCHEN

A fantastic open plan living space across the rear of the property including an extension with two electrically operated skylights and double glazed bi-fold doors leading onto the rear garden. There is engineered oak flooring throughout with underfloor heating plus spotlights

to the ceiling.

The kitchen is fitted with a range of matt fronted base and wall handleless cabinets with contrasting white quartz worktops and including a large island unit with breakfast bar seating and housing the five zone Neff induction hob with ceiling mounted extractor above. Further integrated appliances include an integrated fridge freezer, an eye level Neff Slide&Hide oven and an adjacent microwave oven and grill. There is an integrated Bosch dishwasher and ample storage including deep pan drawers and a useful larder cupboard with pull-out drawers. There is an inset stainless steel one and a half bowl single drainer sink with spray mixer tap plus patterned tiling for splashbacks and a door into the home office.

HOME OFFICE

A useful space with engineered oak flooring and underfloor heating plus a double glazed window to the side aspect.

UTILITY/BOOT ROOM

A highly useful space forming part of the extension at the rear with an oak veneered door to the front aspect, oak flooring, high level electric skylight, a double glazed window to the rear aspect, spotlights to the ceiling and access to the roof space with a pull-down loft ladder. There is an extractor fan, a large built-in cupboard with hanging rail and shelving and a walk-in boiler room housing the Vaillant central heating boiler and the Megaflo hot water cylinder whilst also leaving additional space for storage. The utility is fitted with a modern range of Shaker style cabinets with slim profile slate effect worktops and an inset stainless steel sink with mixer tap. There is space for appliances including plumbing for a washing machine.

GROUND FLOOR W/C

Superbly fitted with a modern suite including a dual flush toilet and a wall mounted wash basin with mixer tap plus decorative tiling, engineered oak flooring with underfloor heating, spotlights and extractor fan to the ceiling and sensor lighting.

FIRST FLOOR LANDING

With an access hatch to the roof space including a fold-down loft ladder plus a useful built-in storage cupboard with shelving.

BEDROOM ONE

A good sized double bedroom with a central heating radiator, a double glazed window overlooking the rear garden and fields beyond and a built-in wardrobe with hanging rail and shelving.

BEDROOM TWO

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

BEDROOM THREE

With a central heating radiator, a double glazed window to the front aspect and useful built-in storage with shelving.

BATHROOM

Superbly fitted with a contemporary style suite including a dual flush toilet and a wall mounted wash basin with mixer tap. There is a panel sided bath with mains fed rainfall shower with additional spray hose plus glazed folding shower screen. There is tiling to the floor and to the walls for splashbacks plus a chrome towel radiator, spotlights and extractor fan to the ceiling, a toiletry niche and a double glazed obscured window to the front aspect.

DRIVEWAY PARKING

An extensive gravelled driveway to the front of the property provides off street parking for several vehicles, edged with red block paviors.

GARDENS

The property occupies a generous and mature plot including a lawned frontage edged with planted beds and borders, whilst the rear garden has been landscaped to include a good sized paved patio area, raised planted sleeper beds, a shaped lawn and a further gravelled area towards the rear with useful garden shed and greenhouse situated on a brick base.

COUNCIL TAX

The property is registered as council tax band C.

VIEWINGS

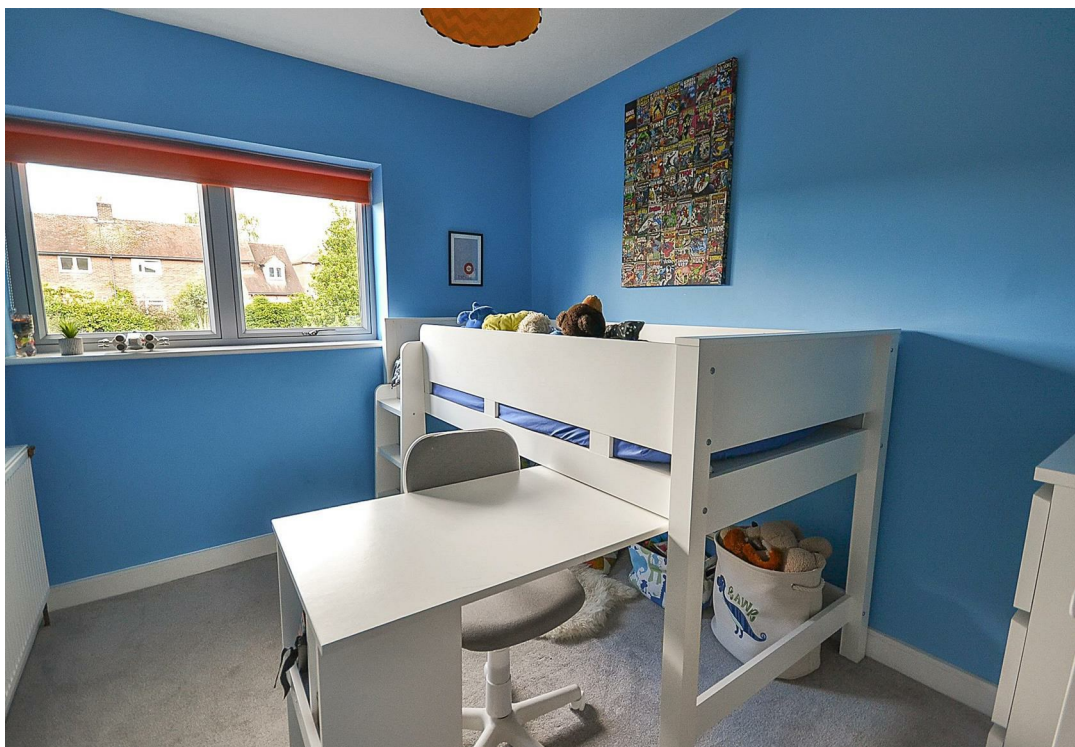
By appointment with Richard Watkinson & Partners.



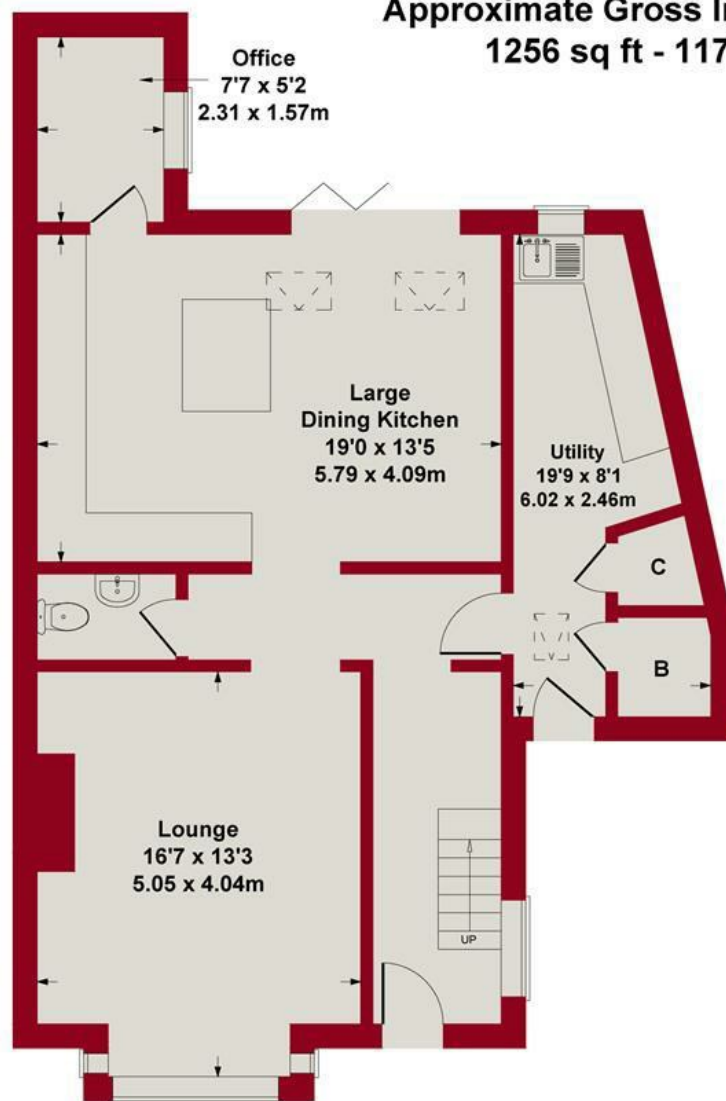




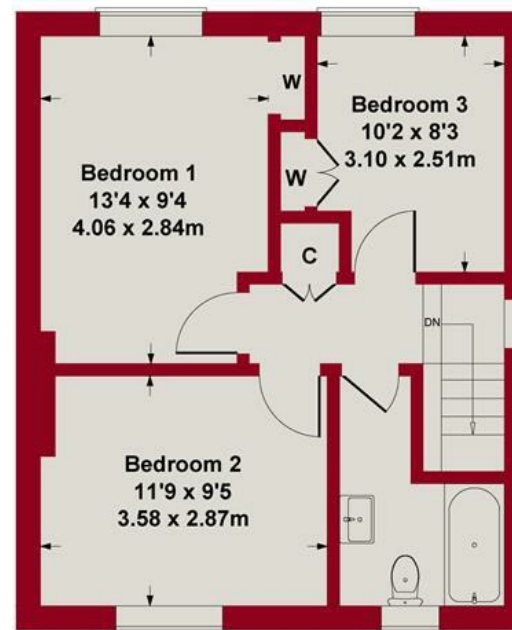




**Approximate Gross Internal Area
1256 sq ft - 117 sq m**



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		
	70	80
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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