



**Jonric Newark Road, Southwell,  
Nottinghamshire, NG25 0ES**

**£330,000**  
Tel: 01636 816200

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

- Detached Bungalow
- Convenient Location
- Large Lounge
- Conservatory/ Utility Area
- Well Appointed Shower Room
- No Upward Chain
- Well Appointed
- Open Plan Kitchen Diner
- 3 Bedrooms
- Driveway, Garage and Gardens

A superb opportunity to purchase a well appointed detached bungalow, offered for sale with the advantage of 'no chain' and occupying a highly convenient location, only a short stroll from the heart of Southwell town centre.

Benefitting from uPVC double glazing, the accommodation is light, bright and spacious, in brief comprising: an entrance porch and large lounge to the front, a generous open plan kitchen diner conservatory to the side then 3 bedrooms and a well presented shower room,

Set back from the road, the property enjoys block paved driveway parking and a single attached garage plus attractive landscaped gardens to the front and rear. Must view!

### ACCOMMODATION

UPVC double glazed French doors lead into the entrance porch.

### ENTRANCE PORCH

With UPVC double glazed windows and a further set of French doors into the lounge.

### LOUNGE

A spacious open plan reception space with two central heating radiators, a UPVC double glazed window to the front aspect and two uPVC double glazed picture windows to the side elevation. There is an attractive Adam style fireplace with granite style hearth housing an electric fire. The lounge is open plan to the dining kitchen.

### DINING KITCHEN

To the dining area, a central heating radiator and thermostat. The kitchen is fitted with a range of high-gloss white fronted base and wall units with cupboards and drawers, rolled edge worktops and tiled splashbacks. There is an inset ceramic 1 1/2 bowl sink with mixer tap, carousel shelves and space for appliances including a gas cooker point with extractor hood over. Tiled effect flooring, a UPVC double glazed window and a part glazed door into the conservatory.

### CONSERVATORY

Of brick and UPVC construction with a double base unit, roll edge worktops with space beneath for an appliance and including plumbing for a washing machine. Tiled effect flooring, a UPVC double glazed door to the outside and a personal door into the garage.

### INNER HALLWAY

With access hatch to the roof space.

### BEDROOM ONE

A large double bedroom with central heating radiator and a UPVC double glazed window to the rear elevation.

### BEDROOM TWO

With central heating radiator and a UPVC double glazed window to the rear elevation.

### BEDROOM THREE

With central heating radiator and a UPVC double glazed window to the side elevation.

### SHOWER ROOM

Fitted with a modern suite including a vanity wash basin with mixer tap, concealed cistern WC, bathroom storage and a walk-in shower with fixed glazed screens and mains fed shower plus additional shower hose. Chrome towel radiator, wall mounted electric fan heater, ceiling mounted extractor fan and a UPVC double glazed obscured window to the side elevation.

### GARAGE & DRIVEWAY

Double timber gates to the front of the property lead onto a block paved driveway providing standing for at least two cars and leads to the single attached garage which has power, light, the consumer unit and double doors to the front.

### GARDENS

The property occupies a present and relatively low maintenance garden with access to the side leading to the enclosed rear garden with shaped lawn, established planted beds and borders and paved patio seating area.

### COUNCIL TAX BAND

The property is currently registered as council tax band D

### SOUTHWELL

Southwell is a historic Minster town, benefitting from a wide range of facilities including boutique clothing stores, doctors surgery, pubs and restaurants and a number of excellent independent shops. The Minster itself is a great draw for tourists, and the town is conveniently situated for travel, the nearby town of Newark being approximately 9 miles by road and itself having a wide range of amenities including a mainline train station. In addition, Southwell is served by excellent schooling including the Ofsted rated 'excellent' Minster School.

### TO ARRANGE A VIEWING

Viewing Information - Strictly by appointment with the selling agents.

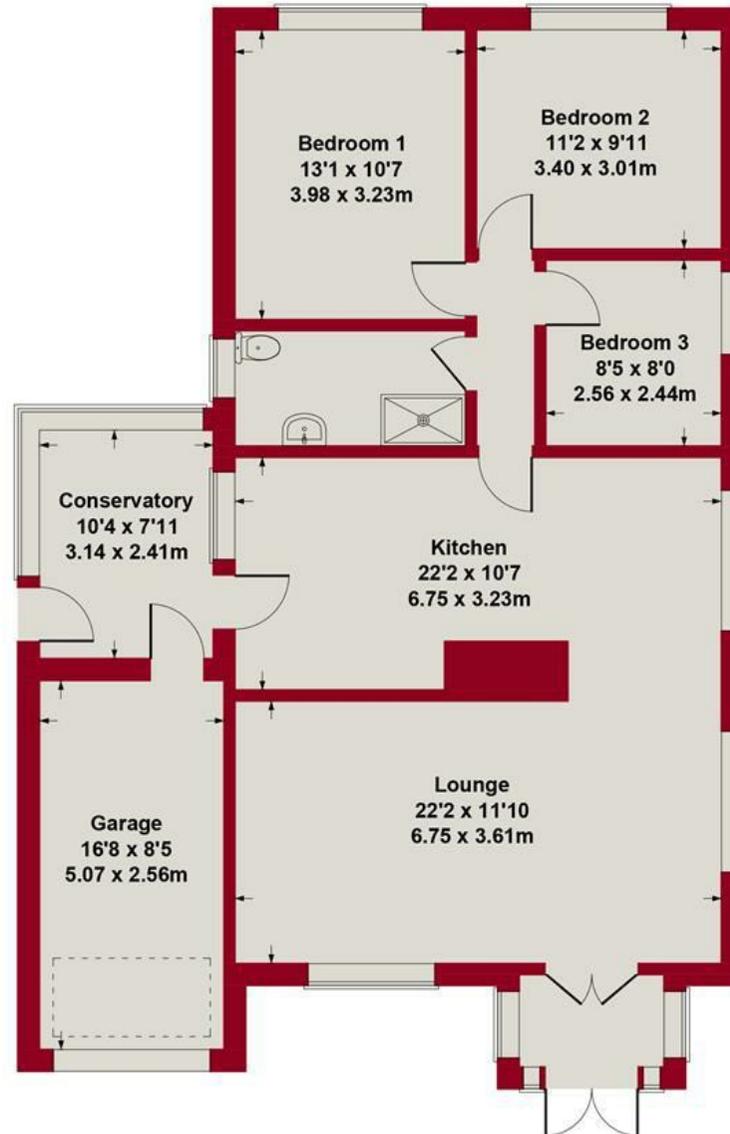
To arrange a viewing during normal office hours please call us on 01636 816 200

For out of office hours please call Amy Tillson, Director at Richard Watkinson and Partners on 07973 549004





**Approximate Gross Internal Area  
1209 sq ft - 112.38 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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