



**(Plot 34), 35 The Rise Halloughton Road,
Southwell, Nottinghamshire, NG25 0LR**

£270,000

Tel: 01636 816200

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Brand New Coach House
- Only 1 on the Development!
- Useful Entrance Hall
- White High Gloss Kitchen
- Garage and Driveway
- Bespoke Development
- Move in by Spring!
- Fantastic Open Plan Living
- 2 Bedrooms, Bathroom
- Freehold

A fantastic opportunity to purchase this attractive coach house, the only 1 of its kind on this bespoke development, offering approximately 750 square feet and sold as freehold.

An entrance hall to the ground floor provides a useful space and has a turning staircase leading to the 1st floor landing which has excellent built-in double storage and oak doors into the rooms including the fantastic open plan living, kitchen and dining area which is dual aspect and fitted with a contemporary style kitchen with island unit and built-in appliances. There are 2 double bedrooms and a bathroom whilst outside is parking to the front of the single integral garage.

An excellent Buy to let opportunity as well as for those looking for low maintenance, contemporary living.

ACCOMMODATION

A glazed canopy over the composite entrance door with chrome furniture leads into the entrance hall.

ENTRANCE HALL

A spacious entrance hall with central heating radiator, laminate flooring, telephone point, consumer unit and a turning staircase leading to the first floor landing.

FIRST FLOOR LANDING

Having a Velux skylight, Google Nest control panel, access hatch to the roof space, a central heating radiator and a useful double built-in storage cupboard.

OPEN PLAN LIVING AREA

A well proportioned, light and airy living space with access hatch to roof space, two central heating radiators, 2 UPVC double glazed windows to each of front and rear elevations. Downlights to the kitchen area, extractor fan, telephone point, television aerial point, Openreach terminal and USB charging points.

KITCHEN AREA

A superbly fitted kitchen in white high gloss slab style units with contracting worktops and an island unit incorporating a breakfast bar. There is an inset stainless steel single drainer sink with mixer tap with a range of built-in appliances including a 4 zone hob with chimney extractor over, a built-in oven, integrated dishwasher, washer/dryer and a fridge freezer.

BEDROOM ONE

A double bedroom with Velux skylights, television aerial point, USB chargers and a central heating radiator.

BEDROOM TWO

With central heating radiator, USB charge points, a television aerial point and two Velux skylights.

BATHROOM

A superb three-piece bathroom in white including an eco-flush toilet, a half pedestal wash basin with mixer tap and a panel sided bath with glazed shower screen and mixer shower. Tiling for splashbacks, an electric shaver point, chrome towel radiator and a Velux skylight.

DRIVEWAY AND GARAGE

A single with driveway provides parking to the front of the single integral garage with metal up and over door. To the side of the front door is an outside water point, a power point with potential to upgrade to an EV charging point plus external lighting.

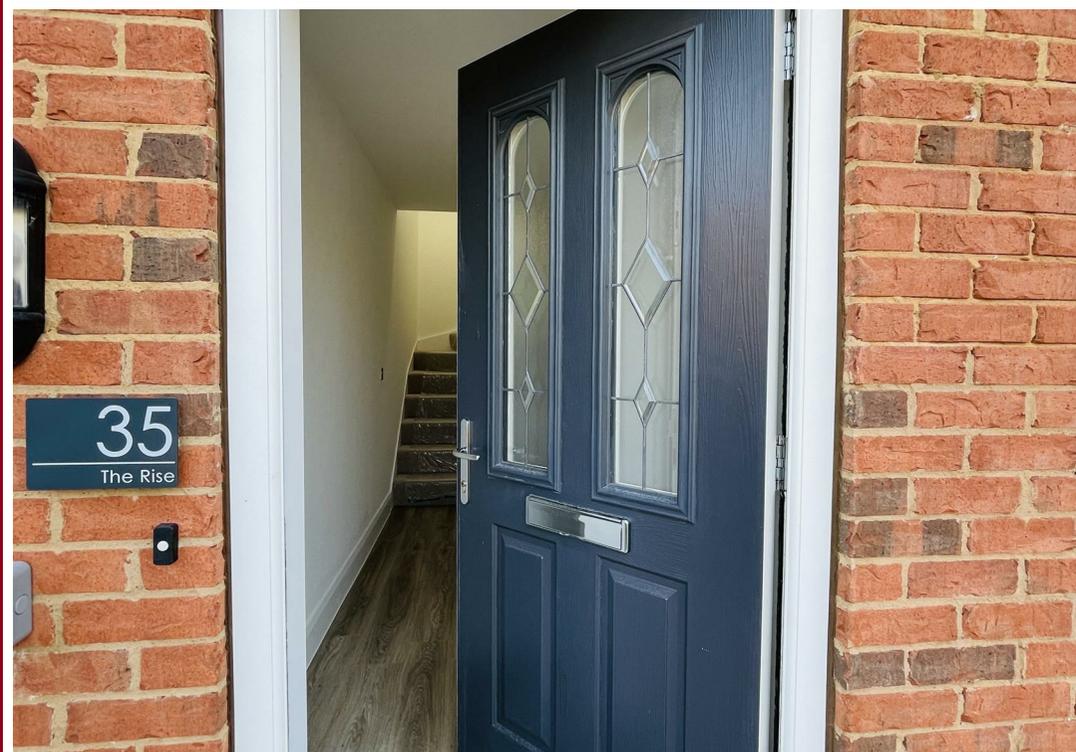
ADDITIONAL INFORMATION

The property is sold with a Premier Guarantee New Homes Warranty

The property is freehold.

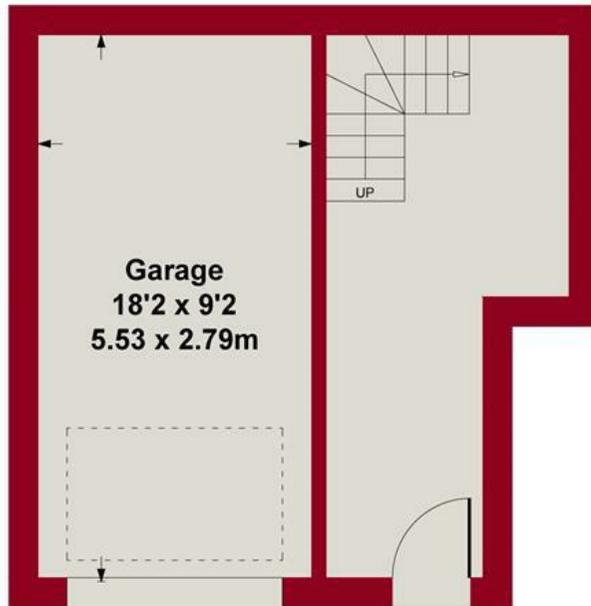
An estate management charge of £275 +VAT is payable each year.

The majority of the photographs used reflect the individual plot being sold. A smaller selection are of the show home.

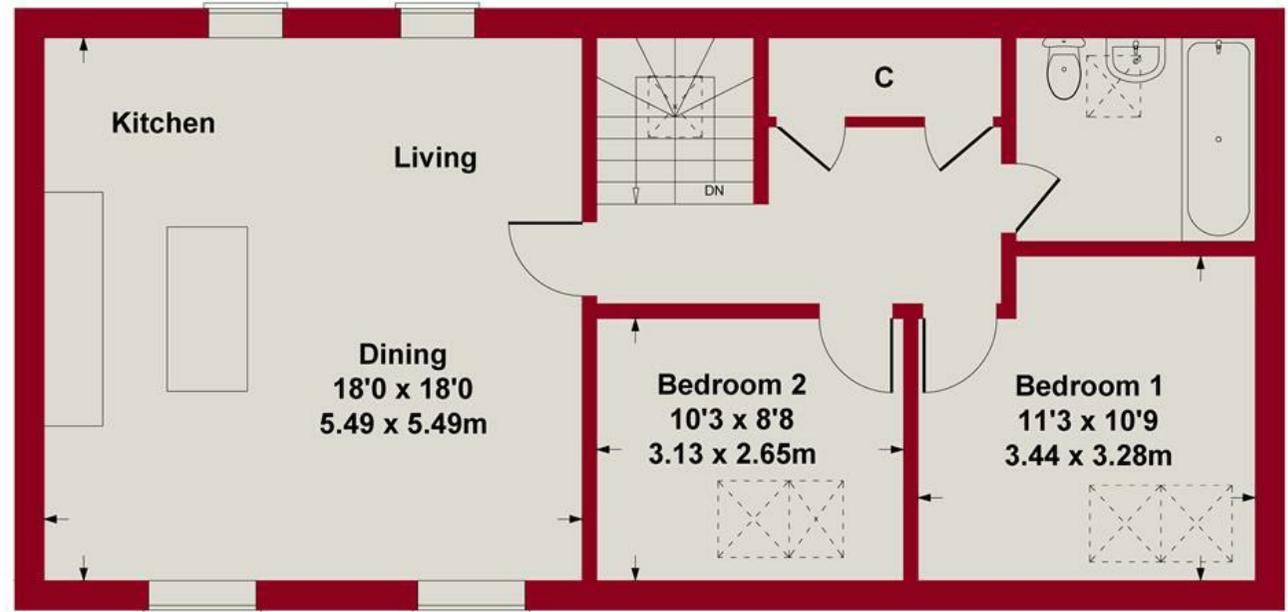




Plot 34, The Rise



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		
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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17 Market Place,
Southwell NG25 0HE
Tel: 01636 816200
Email: southwell@richardwatkinson.co.uk



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