



**Greenfields The Holme, Off Westhorpe,
Southwell, NG25 0NF**

£575,000

Tel: 01636 816200

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

- A Spacious Detached Bungalow
- Mature 0.22 Acre Plot
- Large Lounge
- Kitchen, Pantry, Small Utility
- 2 Bathrooms
- Delightful Position
- Scope for Alterations/Some Updating
- Conservatory
- 4 Double Bedrooms
- Twin Driveway, Single Garage

A rare opportunity to purchase this spacious detached bungalow, occupying a delightful setting off Westhorpe and occupying a mature plot of approximately 0.22 acres.

The property has been significantly extended to now offer generous and versatile accommodation extending to approximately 1600 square feet, with excellent scope for buyers to modernise and potentially reconfigure to their own tastes and specifications.

In brief the accommodation comprises a breakfast kitchen with pantry and small utility off, a large lounge, conservatory, then 4 double bedrooms and 2 separate bathrooms.

The plot and its position are a particular feature of the property and include 2 driveways to the front providing driveway parking, with 1 leading to the single garage whilst the mature rear garden affords good privacy and enjoys a favoured southerly aspect.

Viewing highly recommended to appreciate the delightful position and excellent potential on offer.

ACCOMMODATION

A uPVC double glazed entrance door leads into the entrance hall.

ENTRANCE HALL

With engineered oak flooring, a central heating radiator, access hatch to the roof space and an airing cupboard housing the Baxi combination boiler.

LOUNGE

A lovely reception room with coved ceiling, two central heating radiators, a uPVC double glazed window overlooking the front garden, an archway into the secondary hall, a door into the breakfast kitchen and double French doors into the conservatory.

CONSERVATORY

Of brick and uPVC construction with engineered oak flooring, a central heating radiator and double glazed French door onto the gardens.

BREAKFAST KITCHEN

Fitted with a range of oak fronted base and wall cabinets with rolled edge worktops and tiled splashbacks, an inset one and a half bowl single drainer stainless steel sink with mixer tap, an integrated four zone electric hob by Neff and a built-in eye level double oven by Stoves. There is a central heating radiator, a double built-in storage cupboard with shelving, a single

glazed window to the rear porch and a sliding door into the pantry which has shelving, power and light and space for an appliance.

REAR PORCH

A useful space with a polycarbonate roof and a uPVC double glazed French door onto the rear garden.

UTILITY

With space for appliances including plumbing for a washing machine.

BEDROOM ONE

With coved ceiling, a central heating radiator, a uPVC double glazed window to the front aspect and a range of fitted wardrobes with hanging rails.

BEDROOM TWO

With engineered oak flooring, a central heating radiator, a uPVC double glazed window to the rear aspect and a built-in double wardrobe.

BATHROOM

A two piece bathroom with cast iron bath and pedestal wash basin with hot and cold taps. Tiling for splashbacks, towel radiator and a uPVC double glazed obscured window to the front aspect.

SEPARATE W/C

Fitted with a low level toilet and having a uPVC double glazed obscured window to the front aspect.

SECONDARY HALLWAY

With a central heating radiator, a double glazed door to the front aspect, access hatch to the roof space and a useful built-in cupboard with slatted shelving and a central heating radiator.

BEDROOM THREE

A good sized double bedroom with uPVC double glazed bow window overlooking the rear garden plus two further double glazed windows to the side and rear aspects. There is a central heating radiator and a range of fitted wardrobes with hanging rails and shelving.

BEDROOM FOUR

A double bedroom with a central heating radiator, a uPVC double glazed window to the front aspect and a range of fitted wardrobes with hanging rail and shelving.

BATHROOM

A three piece bathroom including a close coupled toilet, a vanity wash basin with mixer tap and cupboards below and a bath with mixer tap and mains fed shower. There is tiling for splashbacks, a chrome and white towel radiator, an extractor fan and a double glazed obscured window to the side aspect.

GARDENS

The property occupies a mature and generous plot extending to approximately 0.22 acres including a lawned frontage and gated access to the rear garden. To the rear is a mature garden with a generous shaped lawn and established beds and borders, all affording a good level of privacy.

DRIVEWAY PARKING & GARAGING

There are two separate driveway entrances from the front of the plot, one leading to a driveway providing parking for two vehicles, the other providing parking, turning and leading to the single garage. To the rear of the garage a door leads into a useful tool store which then has a further door leading onto the rear garden.

COUNCIL TAX

The property is registered as council tax band E.

VIEWINGS

By appointment with Richard Watkinson & Partners.

ADDITIONAL INFORMATION

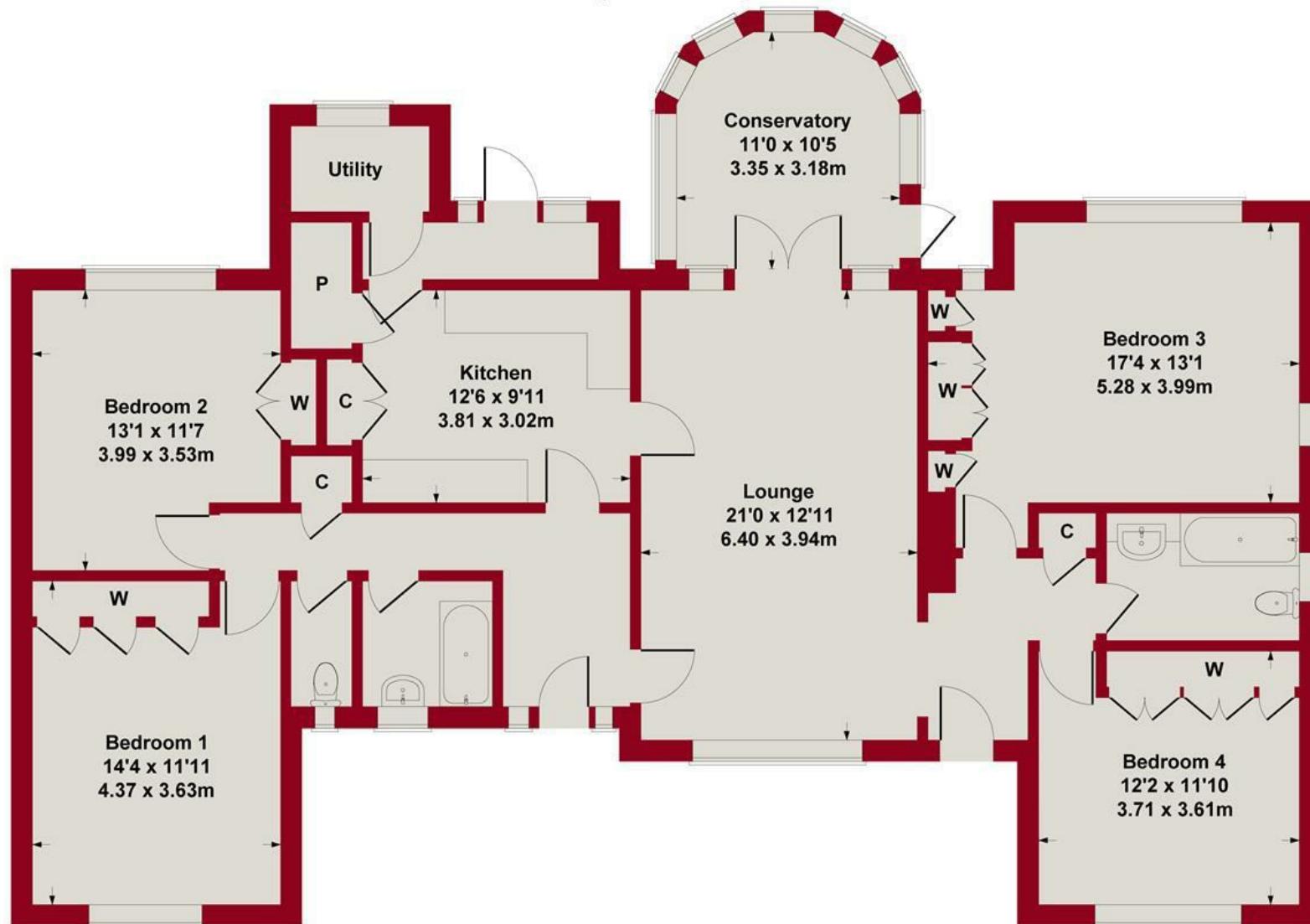
The property is served by a septic tank





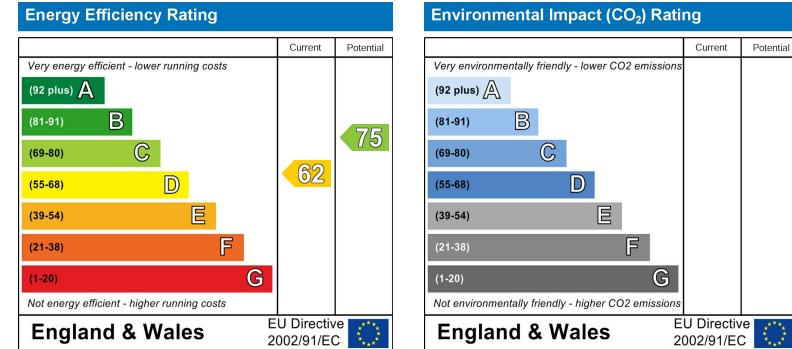
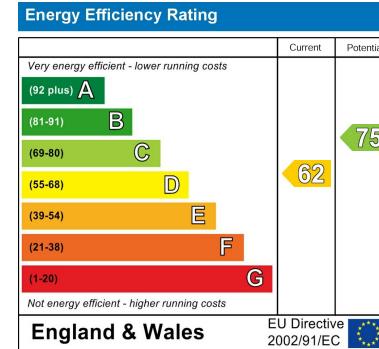


Approximate Gross Internal Area
1633 sq ft - 152 sq m



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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