



4 Kirklington Road, Southwell, NG25 0AY

Guide Price £495,000

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

- Dormer Style Bungalow
- No Chain
- Modern Kitchen Open Plan to Family/Dining
- 2 Ground Floor Bedrooms
- GF Shower Room, 1st Floor En-Suite
- Highly Convenient Location
- Versatile Accommodation
- Lovely Lounge
- 2 1st Floor Bedrooms
- Driveway, Useful Store, Mature Gardens

A rare opportunity to purchase a deceptively spacious dormer style bungalow, occupying a highly convenient location in the heart of town, just a stone's throw from a wealth of local amenities and offered for sale with the advantage of 'no chain'.

The property is well-appointed throughout and occupies a delightful plot including a generous gravelled frontage with parking for several vehicles and mature, well stocked gardens to the front and rear.

The versatile arrangement of accommodation will no doubt appeal to a range of buyers including families looking for spacious living accommodation and excellent school catchments, as well as those looking for an element of single storey living close to amenities.

The accommodation in brief comprises an entrance hall, a spacious lounge and a modern fitted kitchen open plan to a superb dining/family room with Bi fold doors onto the rear garden. The ground floor also includes 2 double bedrooms or reception rooms if preferred as well as a modern shower room whilst to the 1st floor are 2 double bedrooms, a W/C and an en suite bathroom.

Viewing comes highly recommended!

ACCOMMODATION

A composite entrance door leads into the entrance hall.

ENTRANCE HALL

A welcoming entrance hall with solid oak flooring, a spindled staircase rising to the first floor with a useful storage cupboard under the stairs, central heating radiator and spotlights to the ceiling.

KITCHEN

A modern kitchen fitted with a contemporary range of cream fronted high gloss base and wall cabinets with butcher's block worktops and upstands, an inset stainless steel one and a half bowl single drainer sink with mixer tap and a range of built-in appliances including an eye level Bosch double oven, a Zanussi four zone induction hob with chimney extractor hood over, an integrated dishwasher and recess for a fridge freezer. Spotlights to the ceiling, tiling to the floor, central heating radiator, a uPVC double glazed window overlooking the rear garden, a wall mounted Ideal central heating boiler and a peninsular butcher's block unit with space beneath for appliances including plumbing for a washing machine. This opens into the dining/family space.

DINING/FAMILY ROOM

A versatile area at the side of the kitchen with three uPVC double glazed windows to the side elevation, a semi vaulted ceiling with spotlights, two central heating radiators, tiled flooring throughout and uPVC double glazed bi-fold doors onto the rear aspect.

LOUNGE

A well proportioned reception room with coved ceiling, two central heating radiators, a uPVC double glazed window to the front aspect and a feature Minster style fireplace with coal effect gas fire.

DINING ROOM/GROUND FLOOR BEDROOM TWO

A versatile space providing either a reception room or double bedroom with a central heating radiator, coved ceiling and a uPVC double glazed window to the rear aspect.

GROUND FLOOR BEDROOM ONE

A double bedroom with a central heating radiator, a uPVC double glazed window to the front aspect and a built-in wardrobe with hanging rail.

GROUND FLOOR SHOWER ROOM

A well appointed and modern shower room featuring a pedestal wash basin with mixer tap, a dual flush toilet and a shower enclosure with glazed sliding door and mains fed shower. Tiling for splashbacks and tiled flooring, a chrome towel radiator and a uPVC double glazed obscured window to the front aspect.

FIRST FLOOR LANDING

With two skylights, spotlights to the ceiling, access to the eaves for storage and doors to two further bedrooms.

FIRST FLOOR BEDROOM THREE

A good sized double bedroom with a central heating radiator, a uPVC double glazed dormer window to the rear aspect, spotlights to the ceiling, two Velux skylights with fitted blinds, a range of integrated drawers, built-in double wardrobe with hanging rail and access to the eaves for storage.

EN-SUITE BATHROOM

A modern bathroom fitted with a dual flush toilet, a pedestal wash basin with mixer tap and a dual ended bath with a central mixer tap and shower. There is tiling for splashbacks, tiled flooring, a chrome towel radiator, spotlights, extractor fan and a uPVC double glazed obscured window to the rear aspect.

FIRST FLOOR BEDROOM FOUR

A double bedroom with a central heating radiator, a Velux skylight with fitted blind, spotlights to the ceiling and a uPVC double glazed dormer window to the rear aspect.

DRIVEWAY PARKING & STORE

A five bar timber gate at the front of the plot opens onto gravelled parking for several vehicles and leading to a useful garden store with double opening doors to the front.

GARDENS

The property occupies a delightful landscaped plot with manicured gardens including an attractive shaped lawn to the front edged with well stocked perimeter borders then side access to the enclosed rear garden which features a paved patio area, an attractive shaped lawn and mature planted beds and borders.

COUNCIL TAX

The property is registered as council tax band E.

VIEWINGS

By appointment with Richard Watkinson & Partners.

ADDITIONAL INFORMATION

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>

SECONDARY DRIVEWAY

There is a separate driveway to the side of the plot, this property being responsible for 1/4 share in the maintenance of.



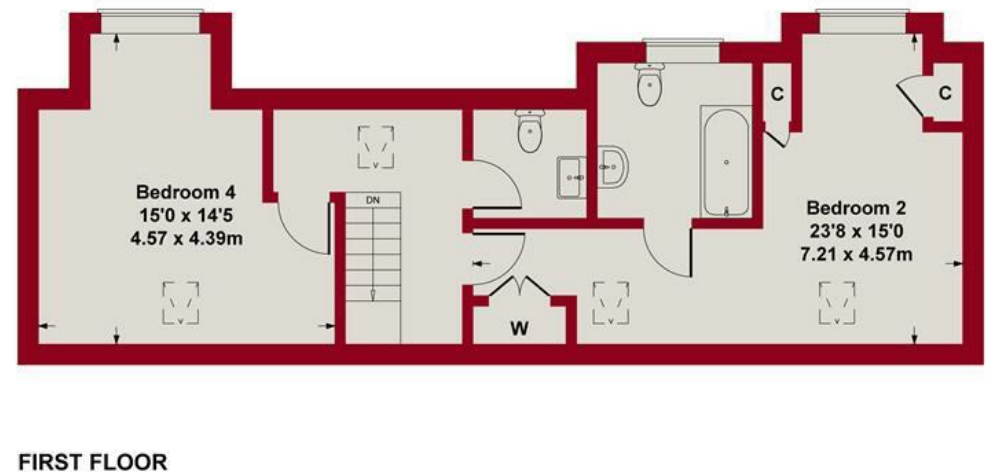
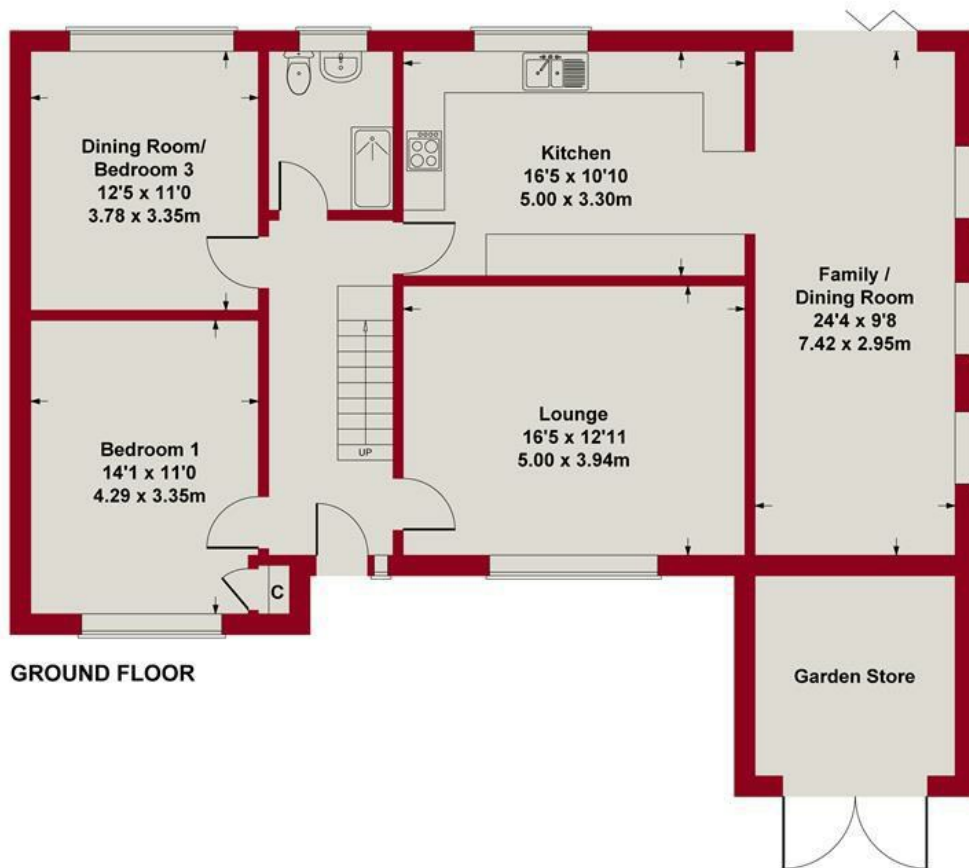








Approximate Gross Internal Area
1801 sq ft - 167 sq m



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



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