



**27 Leeway Road, Southwell, Nottinghamshire,
NG25 0BX**

Guide Price £375,000
Tel: 01636 816200

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

- A Contemporary Detached Bungalow
- Superbly Appointed Throughout
- Modern Fitted Kitchen
- Well Appointed Shower Room
- Block Paved Driveway Parking
- Extended and Modernised
- Fantastic Open Plan Living Space
- 2 Bedrooms
- Beautifully Landscaped Gardens
- Timber Clad Garden Room

An exciting opportunity to purchase a significantly refurbished detached bungalow, extended to the rear to now offer an excellent level of high calibre accommodation.

The property is superbly appointed and has a modern, contemporary feel throughout including a recent extension to create a wonderful open plan living, kitchen and dining space; perfect for entertaining guests or enjoying family meals, with lantern roof and bi-fold doors that seamlessly blend the indoor and outdoor spaces, creating a bright and airy atmosphere.

There are 2 bedrooms and a modern shower room whilst outside the gardens have been comprehensively landscaped to include a block paved driveway to the front and a generous garden to the rear, with a porcelain paved pathway leading to the rear of the garden where a bespoke cedar clad garden office is situated, a great space for working from home or to relax and unwind whilst enjoying views over the beautiful gardens.

Viewing is highly recommended.

ACCOMMODATION

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

ENTRANCE HALL

With oak flooring and oak veneered doors into rooms including into the open plan living style dining kitchen. A useful utility/storage cupboard with shelving and having plumbing for the washing machine.

OPEN PLAN LIVING SPACE

A fantastic space across the rear of the property, with a generous extension having a lantern roof and bi-fold doors across the rear leading onto the gardens. There is oak flooring throughout, plenty of space for sitting and dining areas plus two contemporary style vertical anthracite central heating radiators and spotlights to the ceiling.

The kitchen is fitted with a contemporary range of base and wall cabinets with bin storage, inset underlighting, slim profile worktops with matching upstands and an island unit including deep pan drawers and worktop extending to a breakfast bar. There is a comprehensive range of built-in appliances including a Bosch integrated dishwasher, a Siemens induction hob with chimney style extractor hood over, a dual-cook energy efficient oven by Samsung and an integrated fridge freezer by Samsung.

BEDROOM ONE

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

BEDROOM TWO

With a central heating radiator and uPVC double glazed windows to both the front and side aspects.

SHOWER ROOM

Superbly fitted with a modern contemporary style suite including a floating vanity wash basin with mixer tap, a back-to-wall dual flush toilet and a large shower enclosure with glazed screen and mains fed rainfall shower with additional spray hose. Fully tiled walls and flooring, a chrome towel radiator, spotlights and extractor fan to the ceiling and a uPVC double glazed obscured window to the side aspect.

DRIVEWAY, GARAGE & GARDENS

Generous and attractive block paved driveway parking at the front of the plot continues along the side of the property opening out onto the rear garden which is a particular feature of the property having been significantly landscaped to include generous porcelain paved patio areas and a level lawn edged with well stocked planted beds and borders. To the rear of the garden is a useful timber shed as well as the garden home office.

INSULATED GARDEN ROOM/OFFICE

A superb modern garden cabin, cedar clad and with double glazed bi-fold doors onto the gardens, providing a superb home working space with oak flooring, downlights to the ceiling, power and internet connection.

INTEGRAL WORKSHOP/STORE

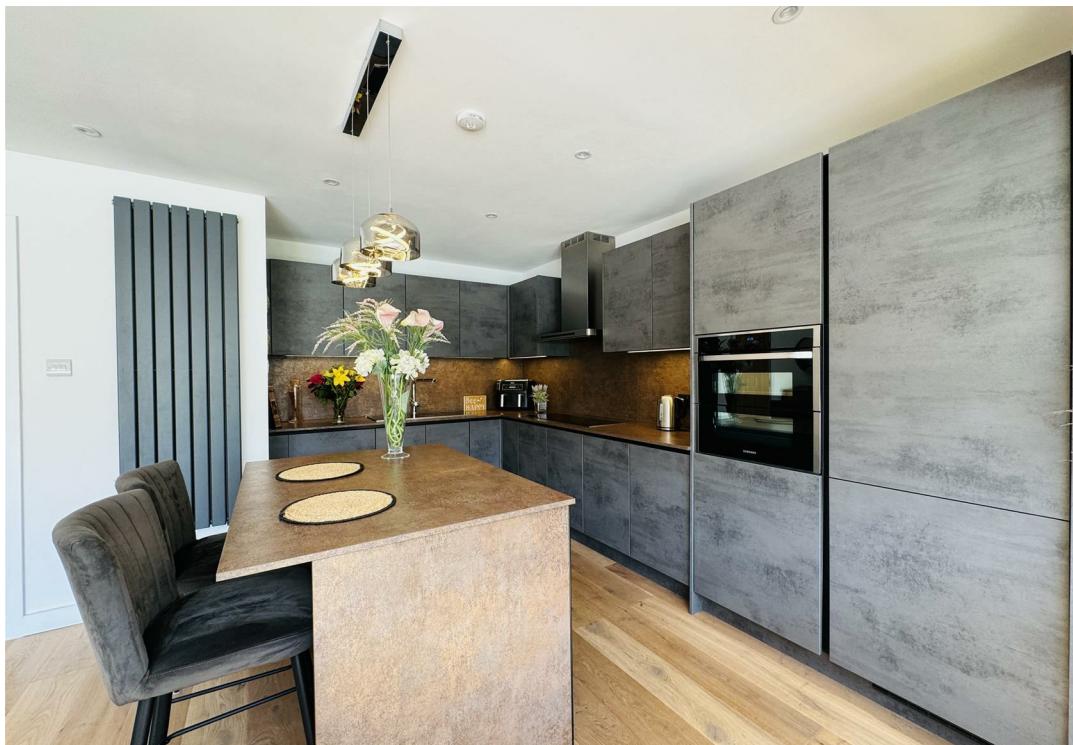
A useful space accessed via a composite door to the side and having a uPVC double glazed window at the rear with power, light and fitted storage cabinets

COUNCIL TAX

The property is registered as council tax band C.

VIEWINGS

By appointment with Richard Watkinson & Partners.



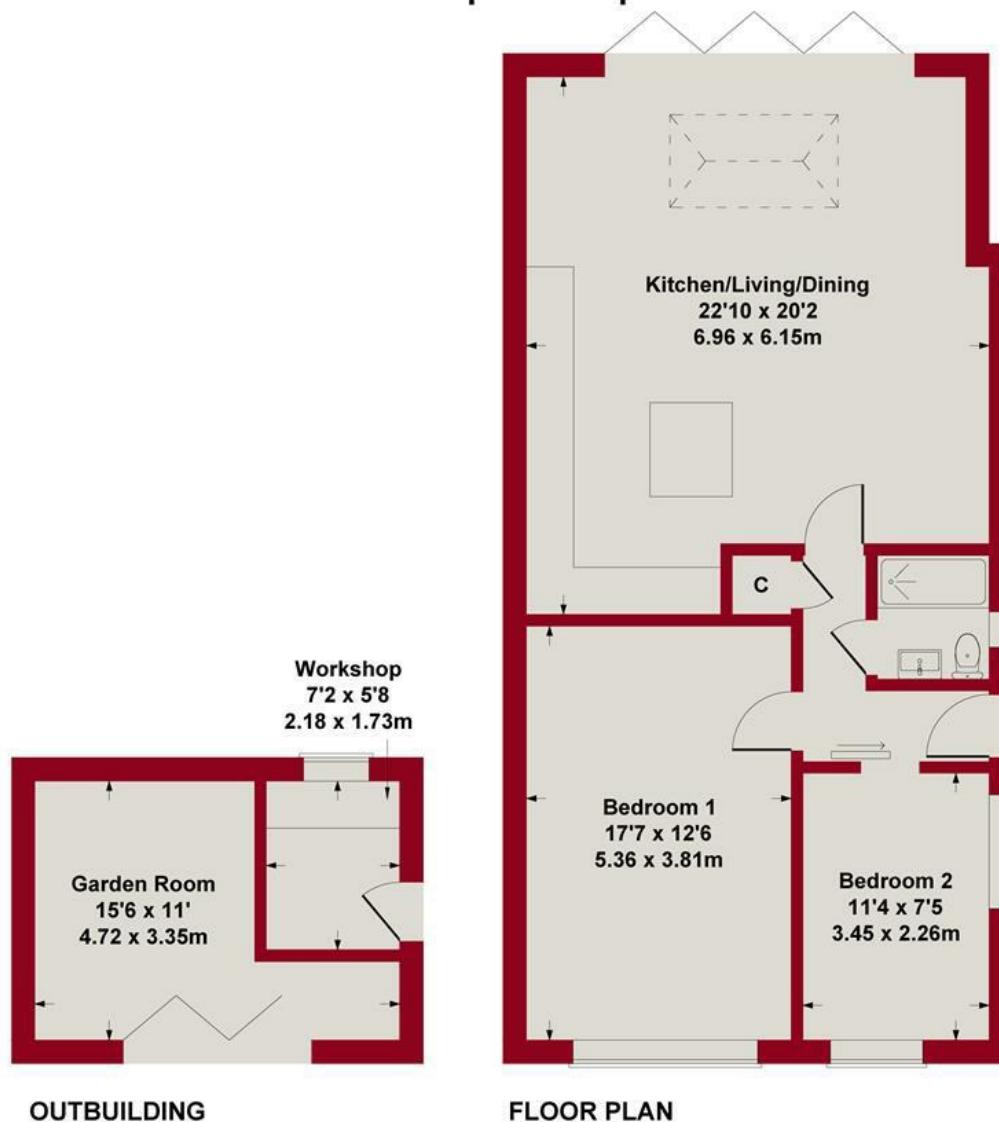








Approximate Gross Internal Area
967 sq ft - 90 sq m



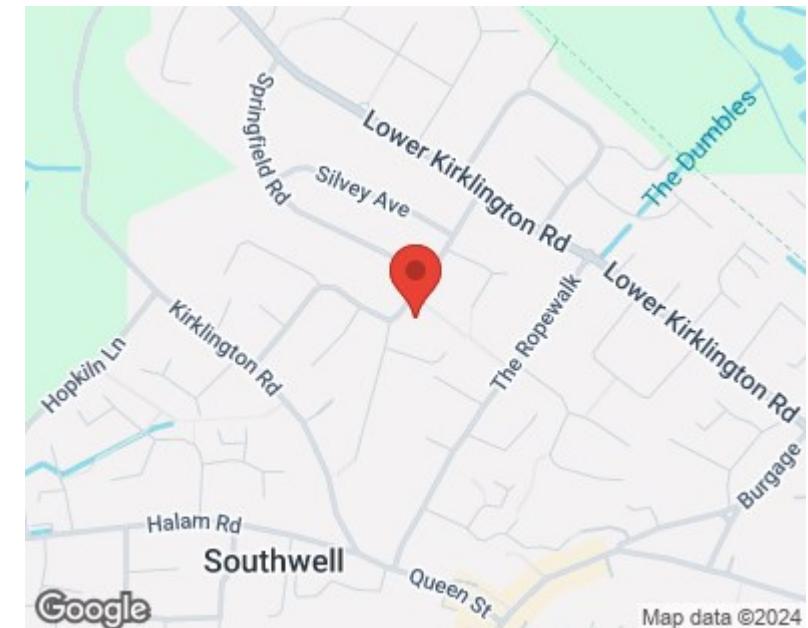
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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			
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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