



Hadfield, Newark Road, Southwell, NG25 0ES

£380,000

Tel: 01636 816200

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



- A Spacious Detached Bungalow
- Large Lounge Extending to 24 Feet
- Three Good Bedrooms
- Ample Driveway Parking, Attached Garage
- Garden Cabin (2021)
- Conveniently Located
- Dining Room Adjacent to the Kitchen
- Wetroom
- Enclosed Rear Garden
- Deceptively Spacious Accommodation

A fantastic opportunity to purchase a conveniently located detached bungalow, offering deceptively spacious living throughout. A particular feature is the large lounge, extending to 24 feet, providing ample space for relaxing and entertaining.

The property also benefits from a separate dining room adjacent to the kitchen, three good-sized bedrooms, and a modern wetroom. Situated centrally on its plot, the bungalow offers plenty of driveway parking to the front of the attached garage. The rear garden is enclosed and includes a paved patio area for outdoor seating. Additionally, an insulated timber garden cabin (installed in 2021).

This property must be viewed to be fully appreciated.

### ACCOMMODATION

A upvc double glazed entrance door leads into the entrance porch

### ENTRANCE PORCH

Having a glazed door into the lounge/diner.

### LOUNGE DINER

A spacious lounge/diner with stripped wooden flooring, two central heating radiators, a upvc double glazed bow window to the front aspect, a upvc double glazed window to the side and a feature decorative fireplace.

### DINING ROOM

With laminate flooring, a upvc double glazed bow window to the front aspect, a central heating radiator and a doorway into the kitchen.

### KITCHEN

Fitted with a range of base and wall cabinets with roll edge worktops and tiled splashbacks, a 1.5 bowl composite sink with mixer tap, space for appliances including a gas cooker point and plumbing for a washing machine and a dishwasher. There is laminate flooring, a upvc double glazed door and window to the side aspect, and a cupboard housing the Worcester central heating boiler.

### INNER HALLWAY

With doors to bedrooms and the wetroom.

### BEDROOM ONE

A double bedroom with laminate flooring, a central heating radiator, and upvc double glazed French doors onto the rear garden.

### BEDROOM TWO

A double bedroom with stripped wooden flooring, a central heating radiator and a upvc double glazed window to the rear aspect.

### BEDROOM THREE

Having stripped wooden flooring, a central heating radiator and a upvc double glazed window to the side aspect.

### WETROOM

With central heating radiator, marble effect mermaid boarding, tiling for splashbacks and a Mira electric shower. There is a close coupled toilet, a wash basin with hot and cold taps, plus a upvc double glazed window to the side aspect.

### DRIVEWAY AND GARAGE

Parking for several vehicles sits to the front of the attached garage with up-and-over door.

### GARDENS

Gardens sit to the front and rear of the property, the rear is enclosed by timber fencing and includes paved patio seating areas as well as housing the garden cabin.

### GARDEN CABIN

A garden building of timber construction, insulated and with power and light. Three sets of upvc double glazed French doors provide entry from the front.

### ADDITIONAL INFO

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>

### COUNCIL TAX

The property is registered as council tax band D



















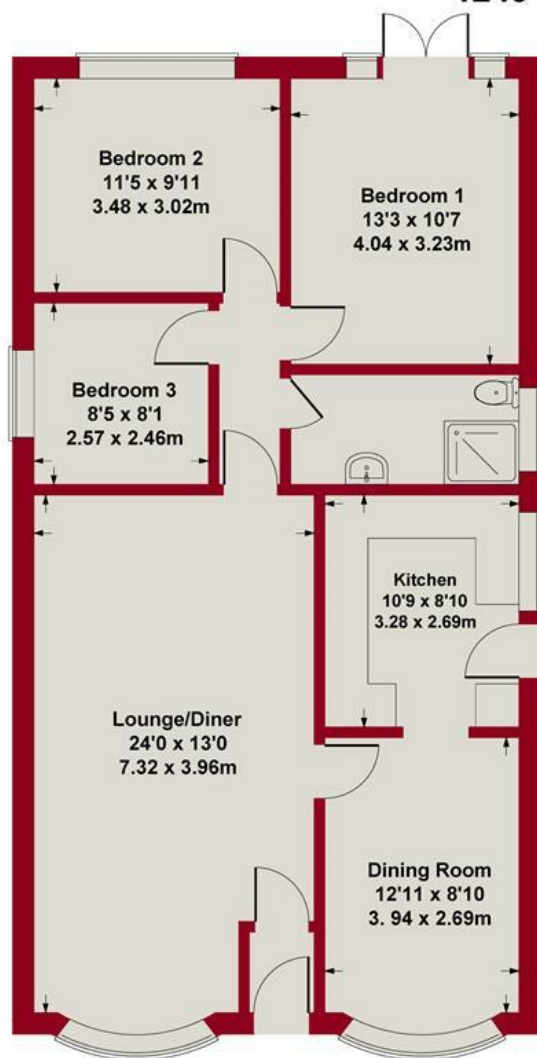




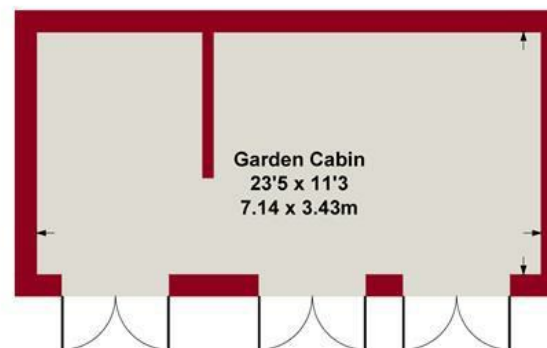




**Approximate Gross Internal Area**  
**1249 sq ft - 116 sq m**



**FLOOR PLAN**




**OUTBUILDING**

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.

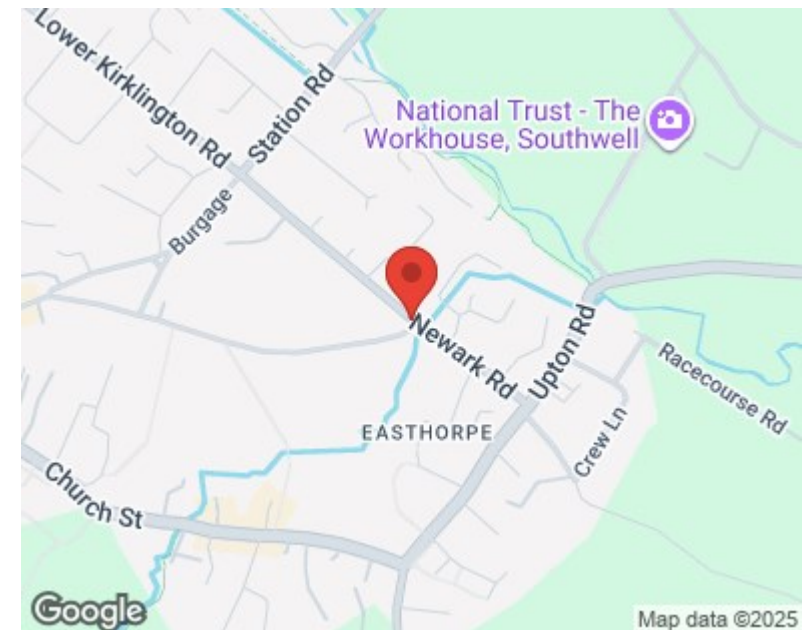
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		8
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	63	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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



**RICS**



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