

# JOHNSONS & PARTNERS

Estate and Letting Agency



**25 ELMCROFT, OXTON**

SOUTHWELL, NG25 0SB

**GUIDE PRICE £280,000**



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BEAUTIFUL VILLAGE LOCATION - CHAIN FREE . -

Guide Price £280,000 - 290,000. A traditional bay fronted three bedroom semi detached home, that comes to the market with the added incentive of having no upward chain, thus helping to simplify the whole buying process. One of the property's key features is without doubt the location, positioned in a cul de sac with open countryside views, within this much sought after village. Not only is the location wonderful within the village, but the village itself is extremely popular and picturesque, surrounded by lovely countryside yet still being well placed for the surrounding road network for the commuter. Road and rail networks are both accessible. There are countryside walks to be enjoyed and popular village pubs and eateries, for the full village experience.

In brief the double glazed and centrally heated accommodation comprises canopy entrance porch, reception hallway, bay fronted lounge with coal effect fireplace and recessed ceiling lighting. There is a breakfast kitchen with a really useful pantry, space for a range style cooker and plumbing for a dishwasher. The rear hallway has a door out to the rear garden, and a large useful walk in store and separate utility with plumbing for a washing machine. The ground floor accommodation is completed by the contemporary styled and fitted family bathroom. On the first floor landing there is an airing cupboard, which is home to the gas fired combination boiler. There are three good sized bedrooms with the principal having an en-suite WC and bedrooms two and three with built in cupboards, providing useful extra storage. To the outside, there is a garden to the front, shared driveway to the side, garage and a beautiful, private garden to the rear with a covered seating area, lawn and vegetable patch and greenhouse.

Canopy Porch

Reception Hallway  
13'10 x 6 (4.22m x 1.83m)

Lounge  
16'10 into bay x 13'8 (5.13m into bay x 4.17m)

Breakfast Kitchen  
13'6 x 8'4 (4.11m x 2.54m)

Rear Hallway  
5'2 x 3'5 (1.57m x 1.04m)

Store Room  
8'3 x 3' (2.51m x 0.91m)

Utility Room  
5'2 x 3'2 (1.57m x 0.97m)

Contemporary Bathroom  
8'9 x 5'4 (2.67m x 1.63m)

First Floor Landing

Bedroom One  
15' x 9'4 (4.57m x 2.84m)

En Suite WC  
5' x 4' (1.52m x 1.22m)

Bedroom Two  
13'5 x 9'5 (4.09m x 2.87m)

Bedroom Three  
10' x 8'5 (3.05m x 2.57m)

Driveway Shared

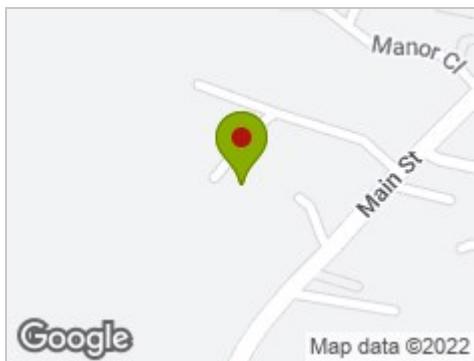
Front Garden

Good Sized Private Rear Garden

Attached Brick Garden Store Room  
6'4 x 6'2 (1.93m x 1.88m)



## Road Map



## Hybrid Map



## Terrain Map



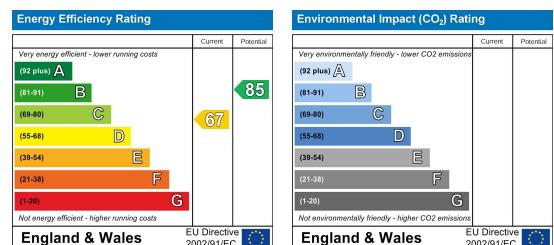
## Floor Plan



## Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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