



**23 Arnold Avenue, Southwell,
Nottinghamshire, NG25 0BP**

Guide Price £295,000

Tel: 01636 816200

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Spacious Semi-Detached Home
- Superb Open Plan kitchen
- 3 Ground Floor Bedrooms
- Quiet Cul-De-Sac Location
- Extensively Landscaped Rear Garden
- Significantly Extended
- Living & Dining Area
- 1st Floor Loft Conversion
- Gravelled Driveway
- Must View!

A fantastic opportunity to purchase this spacious semi-detached home, significantly extended to offer an excellent level of accommodation including a superb open plan kitchen, living and dining area at the rear with French doors onto the gardens.

The property is superbly presented throughout and includes 3 ground floor bedrooms and a modern bathroom plus a useful utility room with staircase rising to the 1st floor. The 1st floor loft conversion provides 2 large and useful occasional rooms with a versatile range of uses including a home office or hobby rooms.

The property enjoys a quite cul-de-sac position and the current owner has landscaped the plot to now offer a large, gravelled driveway to the front and a fabulous, fully enclosed garden to the rear, extensively landscaped to now provide a large patio dining area with pergola over, a level lawn and a child's bark play area.

Viewing is highly recommended to appreciate both the excellent location and the superb level of versatile accommodation on offer.

ACCOMMODATION

A UPVC double glazed door leads into the entrance hall.

ENTRANCE HALL

Having a central heating radiator and doors off to rooms including a glazed door into the open plan kitchen, dining and living space.

OPEN PLAN KITCHEN, LIVING AND DINING

A fantastic open plan living space, spanning the width of the property at the rear and including a modern kitchen area, fitted with a range of white high gloss base and wall units with contrasting worktops and including a peninsular style breakfast bar incorporating the 1 1/2 bowl sink with mixer tap. There is a built-in AEG 4 zone electric hob with chimney extractor hood over, a De Dietrich electric oven. space for a fridge/freezer and space and plumbing for a dishwasher. Tiled flooring, the wall mounted Viessmann combination boiler and a UPVC double glazed window to the side elevation.

To the living and dining areas are 2 central heating radiators, a large UPVC double glazed picture window to the rear elevation and UPVC double glazed French double doors leading onto the rear patio.

UTILITY ROOM

With plumbing for a washing machine, space for appliances, an extractor fan, roof sun tunnel and a space saver staircase leading to the 1st floor.

BEDROOM ONE

A spacious double bedroom with central heating radiator and a UPVC double glazed window to the front elevation.

BEDROOM TWO

A double bedroom with central heating radiator and a UPVC double glazed window to the side elevation.

BEDROOM THREE

Having a central heating radiator and a UPVC double glazed window to the front elevation.

BATHROOM

A 3 piece bathroom including a pedestal wash basin with mixer tap, an eco flush toilet and a bath with mains fed shower and further handheld shower. There is a chrome towel radiator, an electric shaver point, extractor fan and a roof sun tunnel. 2 mirrored vanity cabinets are included in the sale.

LOFT ROOM ONE

Recently converted and offering a versatile range of uses with central heating radiator, smoke detector, TV point, a Velux window with fitted blind and access to the eaves. A door leads into the 2nd loft room.

LOFT ROOM TWO

With TV point, a central heating radiator and a Velux window with fitted blind.

DRIVEWAY PARKING

Landscaped to provide gravelled parking for several vehicles, edged with attractive contrasting grey block paviors.

GARDENS

The property occupies a lovely plot, superbly landscaped by the current owners to include a small enclosed courtyard area to the front and timber gated side access to the rear garden. The rear garden is a particular feature of the property and includes a substantial grey slate patio with timber pergola over, lighting, power and water point,. There is a level lawn with stepping stone pathway leading to a child's bark play area with a timber shed which provides power and light, and is included in the sale.

COUNCIL TAX BAND

The property is currently registered as council tax band B

SOUTHWELL

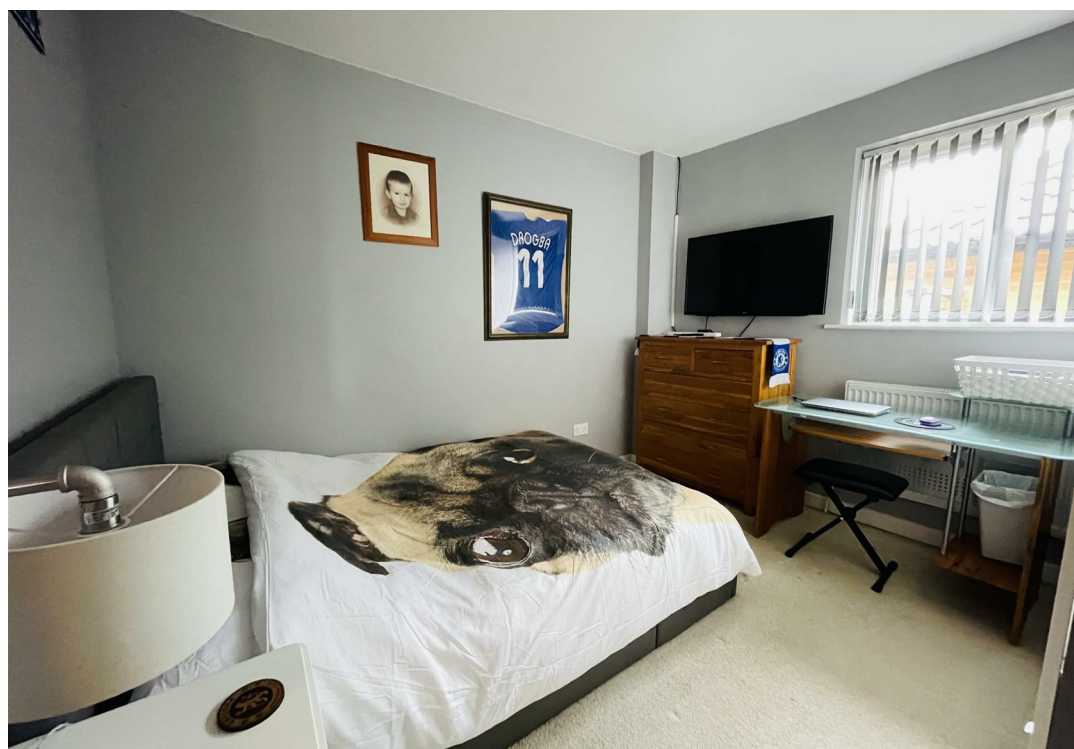
Southwell is a historic Minster town, benefitting from a wide range of facilities including boutique clothing stores, doctors surgery, pubs and restaurants and a number of excellent independent shops. The Minster itself is a great draw for tourists, and the town is conveniently situated for travel, the nearby town of Newark being approximately 9 miles by road and itself having a wide range of amenities including a mainline train station. In addition, Southwell is served by excellent schooling including the Ofsted rated 'excellent' Minster School.

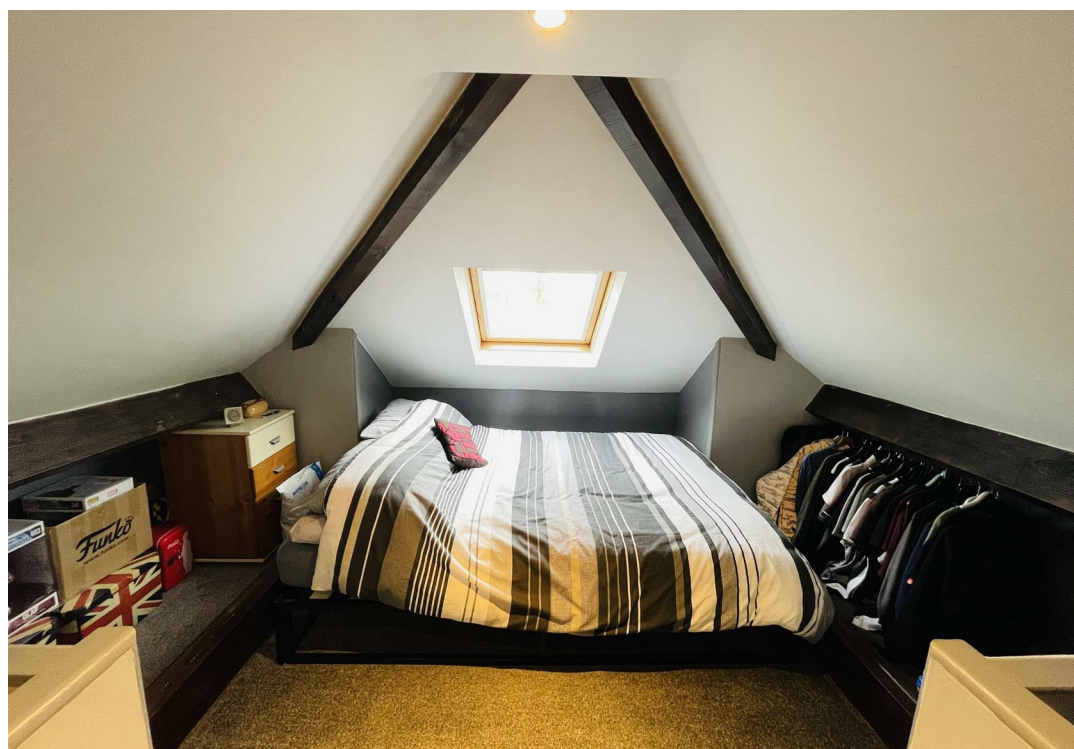
VIEWING INFO

Viewing Information - Strictly by appointment with the selling agents. For out of office hours please call Amy Tillson, Director at Richard Watkinson and Partners on 07973 549004



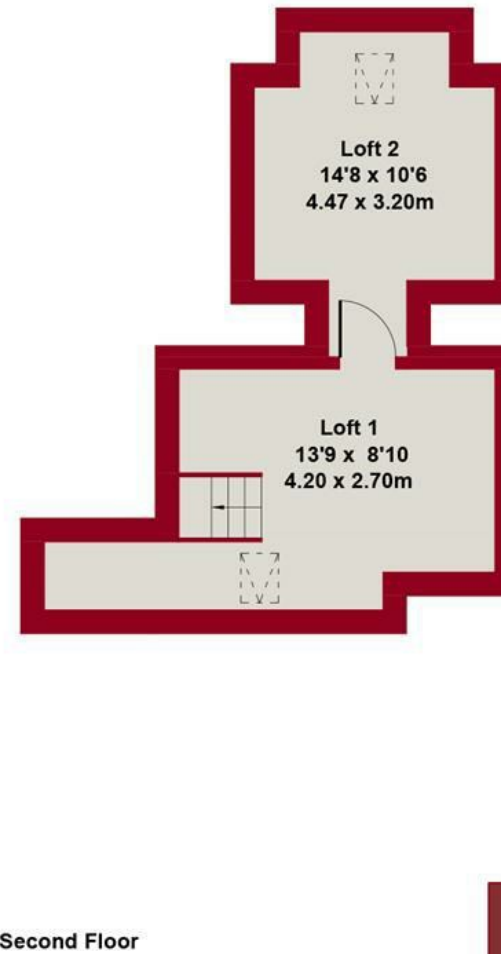
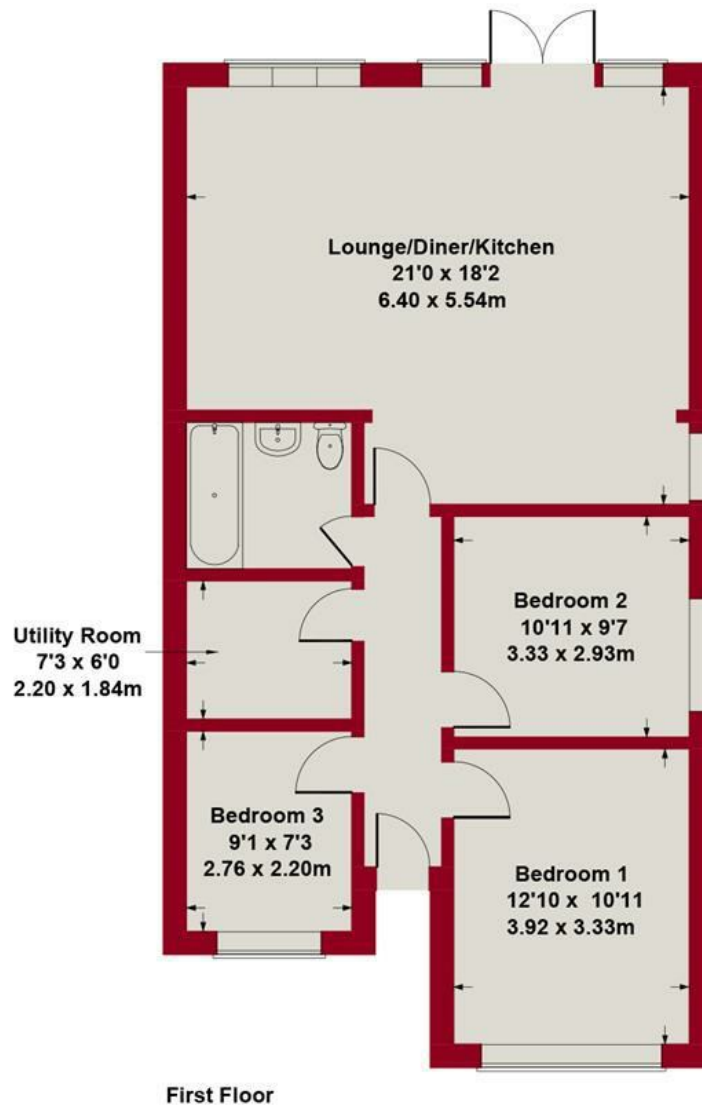






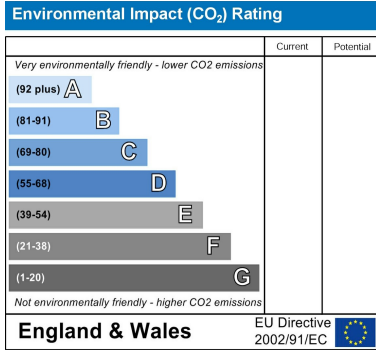
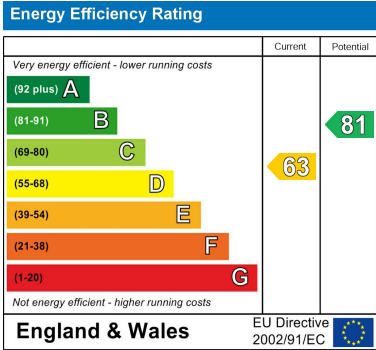


**Approximate Gross Internal Area
1109 sq ft - 103 sq m**



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



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