



3 Hillside Drive, Southwell, Nottinghamshire,  
NG25 0JZ

**£325,000**  
Tel: 01636 816200

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



- Superbly Positioned Detached Bungalow
- Dining Kitchen
- Lounge with Patio Doors to rear
- Lovely Mature Good Sized Plot
- Planning Permission for Extensions
- Excellent Opportunity to Refurbish
- Two Double Bedrooms
- Close to Public Transport Links
- Garage with Driveway Parking
- No Upward Chain

An exciting opportunity to purchase this superbly located detached bungalow with excellent scope for refurbishment and extension and offered for sale with the advantage of no chain.

The property offers accommodation which is ripe for upgrade and renovation, giving buyers an excellent opportunity to update and style the property to their own tastes and specifications. In brief comprising a reception hall, spacious lounge overlooking the rear garden, dining kitchen, two double bedrooms and a four piece bathroom.

The property is set well back from the road with a sweeping block paved driveway leading to the single garage. There are mature gardens to the front and rear. The rear garden enjoys a westerly aspect and includes a generous lawn, well stocked borders and an attractive block paved patio area.

In addition, the property has the advantage of planning permissions granted in both February 2020 and January 2021, for a single storey extension to both front and rear, along with re-modelling of the interior.

The 2020 permission provides for the demolition of the existing garage to be replaced with a large single storey dining kitchen at the front (approx 24 m2). The rear extension allows for both a new bedroom one (18.8 m2) and extended lounge area (approx 28 m2).

The 2021 permission provides a slightly altered design including a kitchen extension to the front (approx 24 m2) and a smaller rear extension (approx 26 m2) with an adjacent covered veranda/outdoor seating area.

Whether looking for a home to upgrade and refurbish to your own style and tastes or for a property to extend and re-model, viewing is highly recommended to appreciate the excellent potential and superb position on offer.

### ACCOMMODATION

A UPVC double glazed entrance door with glazed side panel leads into the entrance hall.

### ENTRANCE HALL

Having a central heating radiator, access hatch to the large roof space and doors to rooms.

### LOUNGE

A well proportioned reception room with UPVC double glazed sliding patio doors onto the rear garden and central heating radiator. A glazed door leads into the dining kitchen.

### DINING KITCHEN

Located at the side of the property and fitted with a double base unit with rolled edge worktop and stainless steel 1 1/2 bowl single drainer sink with mixer tap. There is space for appliances plus a central heating radiator, a UPVC double glazed window to the rear elevation, UPVC double glazed obscured window to the side elevation and a wall mounted Worcester central heating boiler fitted in March 2019. A door leads to the side lobby.

### SIDE LOBBY

Having a useful built-in store, a door to the outside and a door into the garage.

### BEDROOM ONE

A good size double bedroom with central heating radiator and a UPVC double glazed window overlooking the rear gardens.

### BEDROOM TWO

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

### BATHROOM

A four piece bathroom including a panel sided bath, pedestal wash hand basin, toilet and a shower enclosure with glazed door and mains fed shower. Central heating radiator and a UPVC double glazed obscured window to the front elevation.

### DRIVEWAY AND GARAGE

Block paved driveway sweeps from the front of the plot, leading to the single attached garage, and provides parking for several vehicles. The garage has an up-and-over door and internal access to the property.

Planning permission granted in February 2020 allows for alteration/improvement of the vehicular access.

### GARDENS

The property occupies a delightful plot, including a gravelled bed to the front and gated access at the side to a lovely private rear garden. The rear garden enjoys a westerly aspect, is partially walled and includes a generous shaped lawn, block paved patio area and well stocked perimeter borders.

### LOCATION

Situated in this historic Minster town, the property is positioned within easy walking distance of the extensive local amenities. These include schools, doctor's surgery, dentist, library, boutique shops, restaurants and a popular weekly market. Nearest train station, Fiskerton approximately 3 miles away. Newark approximately 9 miles by road.

### PLANNING PERMISSIONS

Full Planning Permission (subject to conditions) was granted February 2020 by Newark and Sherwood District Council for the demolition of the existing garage and single storey front and rear extensions under planning reference: 19/02027/FUL

Architect Drawings show 19-1828-2V2 - Revised Proposed Plans and Elevations.

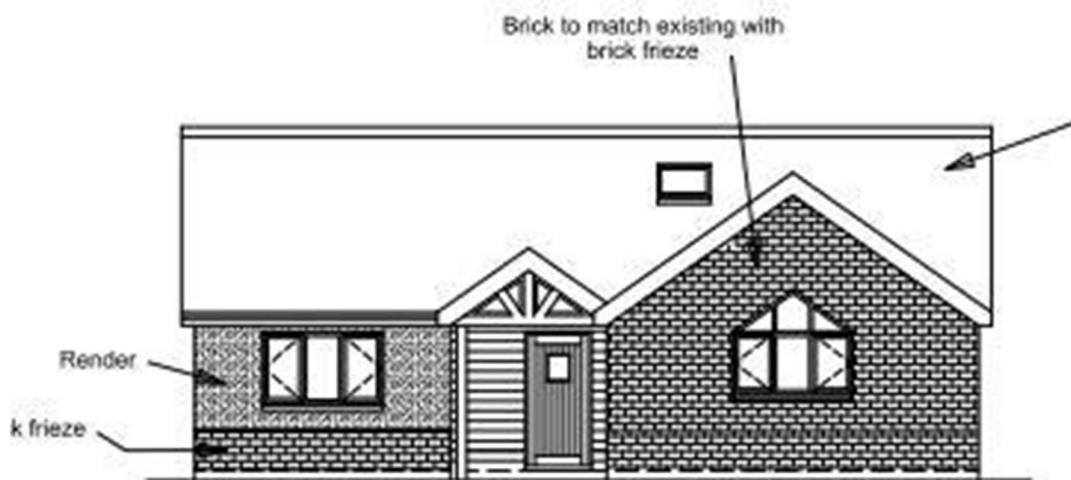
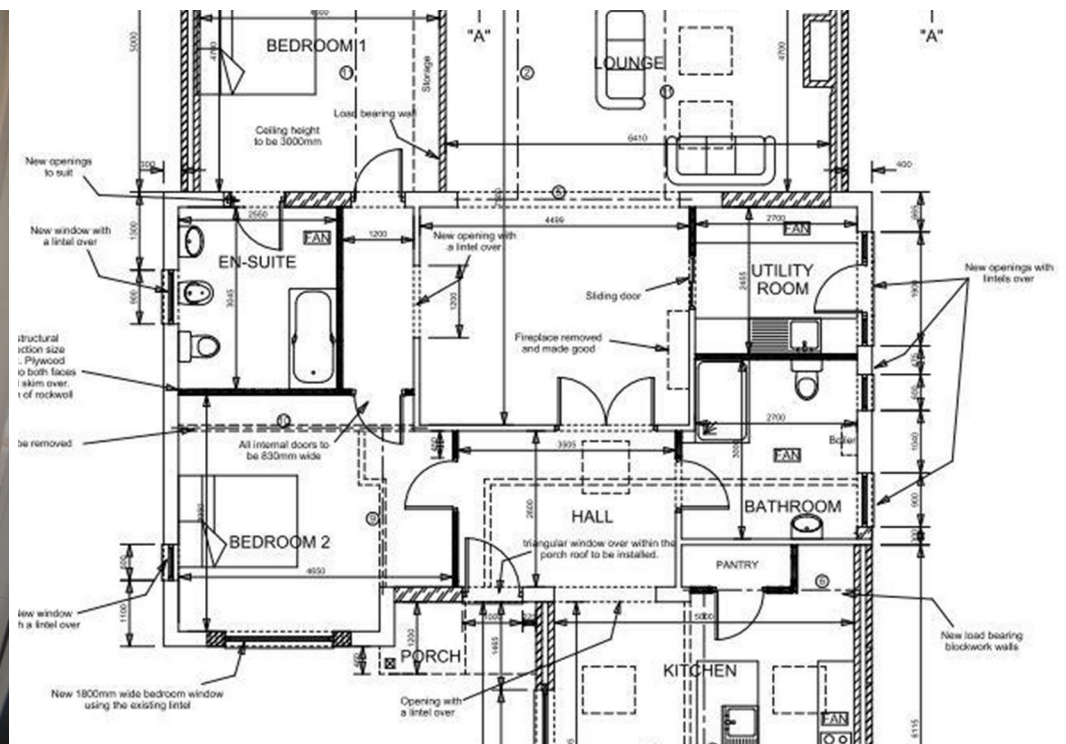
Permission is also granted for a smaller extension under reference: 20/02274/HOUSE - Architect Drawings 19-1828-1









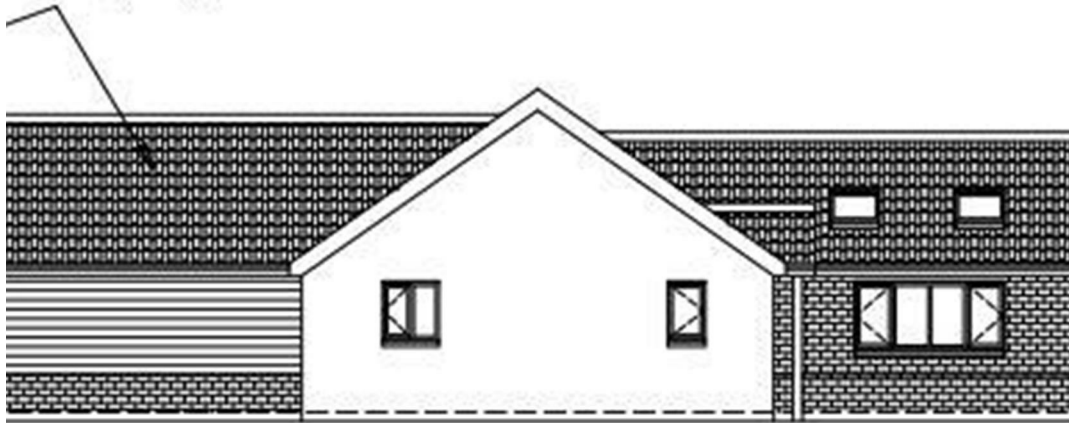


PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION

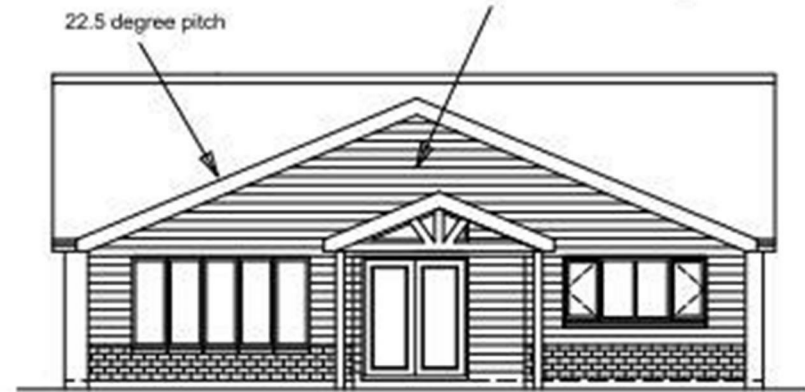
All roofing to be grey slate like roof tiles



PROPOSED SIDE ELEVATION

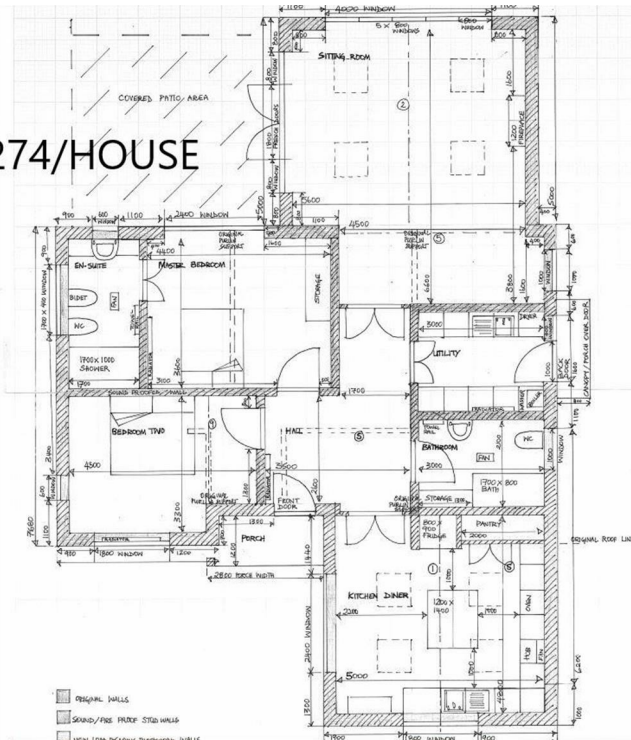
Siberian larch or similar timber cladding

22.5 degree pitch

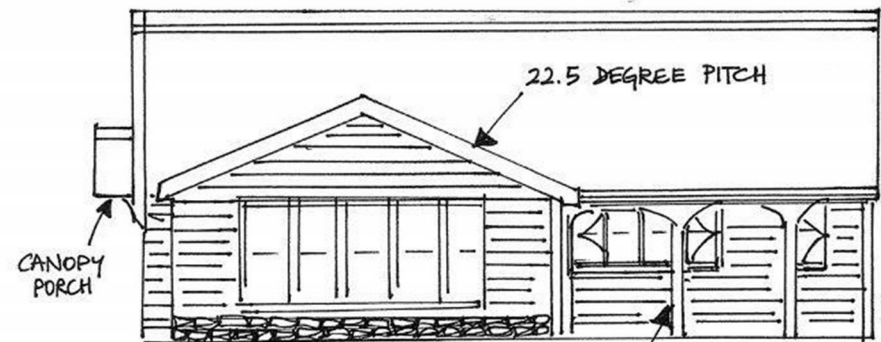


PROPOSED REAR ELEVATION

20/02274/HOUSE



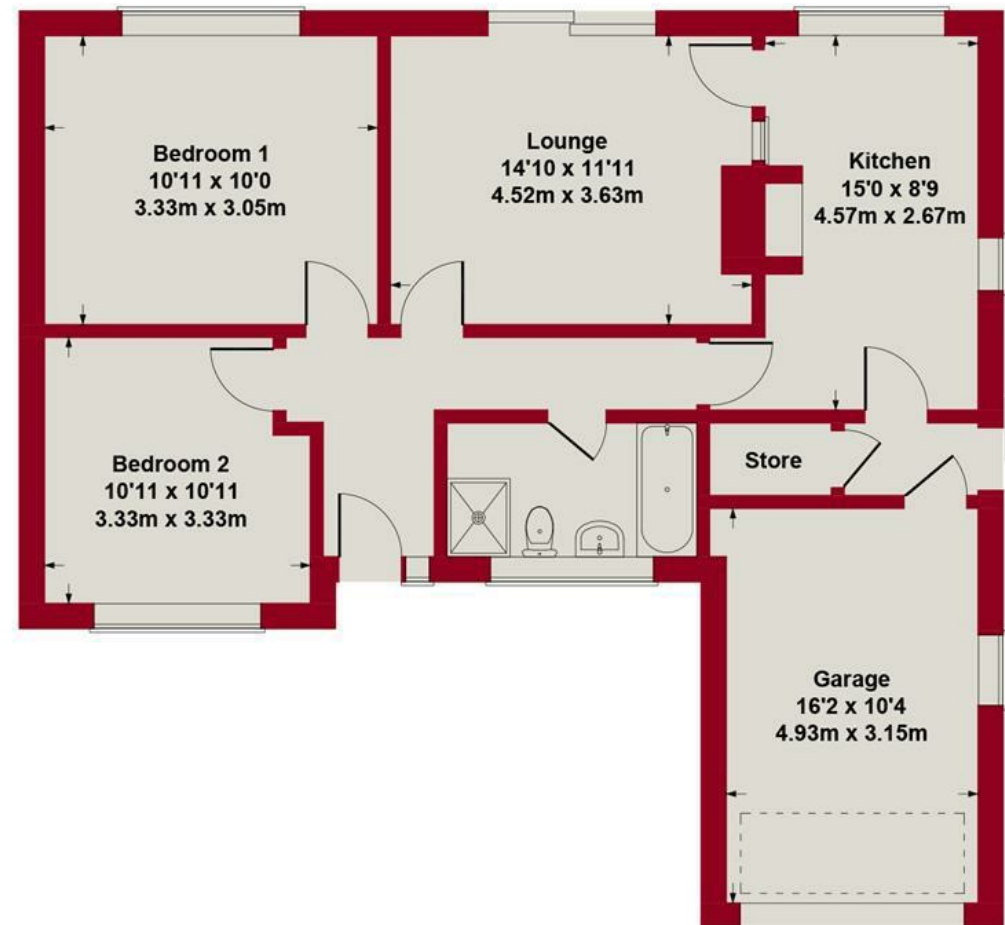
PROPOSED REAR ELEVATION



20/02274/HOUSE

FLAT ROOF COVERED VERANDA

**Approximate Gross Internal Area**  
**983 sq ft - 91 sq m**



**GROUND FLOOR**

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		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	55	
(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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**RICS**



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