



16 Metcalfe Close

Southwell, NG25 0JE

£415,000

Nestled in the corner of this quiet cul-de-sac this modernised detached chalet bungalow located within a popular over 55's development is offered with no upward chain, the flexible and free flowing accommodation comprises entrance hall, L-shaped lounge/dining area, conservatory and modern fitted kitchen, two ground floor bedrooms and shower room. First floor bedroom and bathroom. Outside, parking for two cars and single integral garage, front lawn garden and rear garden with rear private covered seating area. We highly recommend a viewing of this spacious bungalow.





SERVICES

All mains services available. Gas central heating.

EPC RATING – D.

COUNCIL TAX BAND – D.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold. Please note there is an annual residents charge of £250 per annum to cover outside garden maintenance.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.





ENTRANCE HALL 9' 05" x 3' 01" (2.87m x 0.94m) Glazed panel door leads to the entrance hall. Radiator. Shelved airing cupboard and cloaks cupboard.

OPEN PLAN LOUNGE AREA 10' 02" x 18' 08" (3.1m x 5.69m) Double glazed window to the side elevation and double glazed double doors to the conservatory. Radiator. Feature fire surround inset with electric fire.

OPEN PLAN DINING AREA 12' 03" x 7' 0" (3.73m x 2.13m) Double glazed double doors to the conservatory. Radiator. Stairs rising to the first floor. Opening to;

KITCHEN 12' 0" x 10' 04" (3.66m x 3.15m) Recently fitted with a range of wall and base units surmounted by a granite splash back and work surface inset with sink with grooved drainer and mixer tap. Integral dishwasher, electric double oven and electric hob with extractor over. Plumbing and space for American style fridge/freezer. Tiled floor. Downlights inset to ceiling. Double glazed windows to the side and rear elevations and double glazed door to the rear.

CONSERVATORY 17' 09" x 14' 0" (5.41m x 4.27m) Multi-panel glazed door leads to the conservatory with brick base, double glazed surround and double glazed double doors to the rear. Vinyl flooring.

SHOWER ROOM 5' 03" x 6' 0" (1.6m x 1.83m) With walk-in shower cubicle with drench head shower head, low flush WC and vanity wash hand basin. Splash back tiling to walls. Heated towel rail.



BEDROOM ONE 10' 02" x 12' 08" (3.1m x 3.86m) Double glazed window to the front elevation. Radiator. Fitted wardrobes.

BEDROOM THREE/STUDY 8' 03" x 11' 03" (2.51m x 3.43m) Double glazed window to the front elevation. Radiator. Single cupboard housing the Baxi central heating boiler. Double wardrobe with utility meters. Downlights inset to ceiling.

FIRST FLOOR LANDING Cupboard with fitted shelving. Doors off.

BEDROOM TWO 11' 04" x 18' 11" (3.45m x 5.77m) Three Velux windows. Radiator. Eaves storage. Downlights inset to ceiling.



BATHROOM 8' 08" x 6' 0" (2.64m x 1.83m) Velux window. Suite comprising bath with shower over, low flush WC and pedestal wash hand basin. Tiled walls.

OUTSIDE To the front of the property a block paved driveway offers off road parking in front of the garage which has light and power supplied and door to the main house. Outside lighting. The front garden is laid mainly to lawn with flower and shrub borders. The rear garden is again mainly laid to lawn with raised flower and shrub borders, gravel area with covered seating area. Outside lighting.





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We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

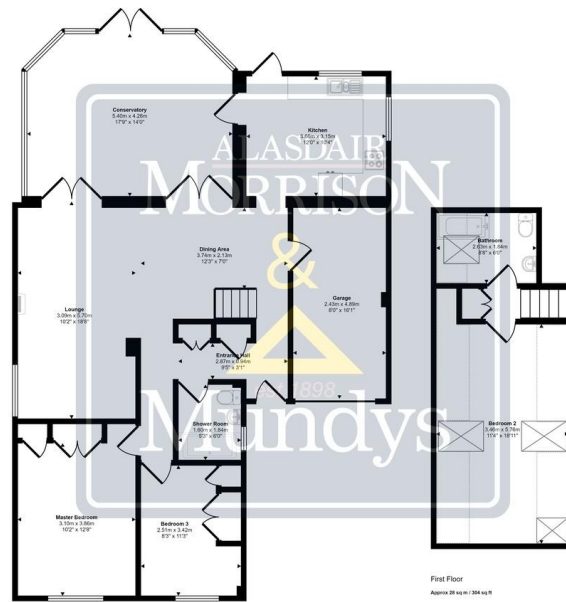
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Approx Gross Internal Area
142 sq m / 1531 sq ft



First Floor
Approx 28 sq m / 304 sq ft

Ground Floor
Approx 114 sq m / 1237 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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