



31 Hopewell Rise, Southwell, NG25 0NX

£410,000

No Onward Chain - An exceptionally well-maintained detached home which was upgraded by the current owners when purchased from new. Situated in Southwell, one of Nottinghamshire's most sought after areas, on a corner plot offering easy access to Southwell Town Centre which offers a wealth of facilities and amenities with schools close by for all ages. The property comprises Entrance Hall, Cloakroom, Lounge, Kitchen/Diner, Utility Room, under stair storage. First Floor Landing with access to the master Bedroom with En-suite Shower Room, two further Bedrooms and Family Bathroom. Outside there is an enclosed south facing lawned garden and large patio with driveway and single detached garage. Viewing is highly recommended due to the high specification of this property and to appreciate its location. Priced to sell.





SERVICES

All mains services available. Gas central heating.

EPC RATING — to follow.

COUNCIL TAX BAND — D.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

LOCATION Southwell is a picturesque market town known for its rich history and stunning architecture. Located in the heart of the English countryside, Southwell boasts a range of amenities and facilities. One of the town's most iconic landmarks is Southwell Minster, a stunning medieval cathedral. The town is also home to numerous quaint shops, charming cafes, and traditional pubs, providing plenty of options for dining and shopping. Southwell offers schools, healthcare providers and recreational facilities, ensuring that residents have access to essential amenities. Additionally, Southwell has good transportation links, making it easy to explore the surrounding area and beyond.





KEY FEATURES • No Onward Chain, ready to move in.

- Exceptionally Well Maintained, Corner Plot
- £20k of luxury upgrades when built
- Premium quartz worktops
- Rainfall showers
- Premium carpets & tiled flooring
- Entrance Hall, Cloakroom, Lounge
- Spacious/Well Appointed Kitchen Diner, Utility

Room

- Master Bedroom, En-Suite Shower Room
- Two Further Bedrooms, Family Bathroom
- Driveway and Single Garage, South Facing Lawn

Garden with large patio.

- EPC Energy Rating - B
- Council Tax Band - D (Newark and Sherwood

District Council)

- 5 years NHBC warranty remaining for peace of mind

- Priced to sell

- Call to view

ENTRANCE HALL 6' 4" x 6' 2" (1.93m x 1.88m) With double glazed panelled door gives access to the entrance hall with stairs off to the first floor landing, tiled flooring, radiator, ceiling spotlights and door to the lounge.

LOUNGE 12' 8" x 17' 8" (3.86m x 5.38m) With double glazed bay window to the side elevation, two radiators, double glazed window to the front elevation and ceiling spotlights.

CLOAKROOM/WC With low level WC, pedestal wash hand basin, fully tiled walls, tiled flooring, radiator and ceiling spotlights.

OPEN PLAN FITTED KITCHEN/DINER 9' 4" x 17' 7" (2.84m x 5.36m) With double glazed windows to the front and side aspects, double glazed double doors to the side garden. The kitchen comprises of an ample range of wall and base cupboards with Quartz work surfaces and upstands, undermounted stainless steel sink unit with groove drainer, Zanussi oven, Zanussi hob with Zanussi extractor fan over, work surface lighting, integrated fridge freezer, integrated Zanussi dishwasher, radiator, ceiling spotlights and tiled floor.

UTILITY ROOM 6' 4" x 6' 0" (1.93m x 1.83m) With a range of base units with Quartz work surfaces over, integrated washing machine, additional appliance space, tiled floor, radiator, under stairs storage cupboard and ceiling spotlights.

FIRST FLOOR LANDING With double glazed window to the rear elevation, radiator, ceiling spotlights, storage cupboard and an airing cupboard housing the combi central heating boiler.

MASTER BEDROOM 10' 10" x 9' 6" (3.3m x 2.9m) With double glazed windows to the front and side aspects, radiator, ceiling spotlights and central light with additional bedside lighting.



EN-SUITE SHOWER ROOM 5' 6" x 6' 6" (1.68m x 1.98m) With suite to comprise of walk-in shower cubicle with Drench head and hand held shower, low level WC and a wash hand basin with splash tiled surround, double glazed window to the front elevation, heated towel rail and tiled flooring,

BEDROOM 2 9' 7" x 10' 6" (2.92m x 3.2m) With double glazed window to the front elevation, radiator and central lighting.

BEDROOM 3 8' 3" x 7' 7" (2.51m x 2.31m) With double glazed window to the side elevation, radiator and ceiling lighting.

BATHROOM 6' 1" x 6' 6" (1.85m x 1.98m) With suite to comprise of panelled bath with drench head and handheld shower over with side screen, low level WC and wash hand basin, double glazed window to the side elevation with radiator, tiled flooring, heated towel rail and ceiling lighting.

OUTSIDE Front forecourt with side hand gate leading to the totally enclosed and private rear lawned garden with patio area, lighting and power and external tap. To the side of the property there is a driveway which offers parking for two cars and leads to the single garage.

SINGLE GARAGE 9' 2" x 19' 7" (2.79m x 5.97m) With up and over door, power and lighting.



WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

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We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gibson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

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An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

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 thoroughly checked.

GENERAL

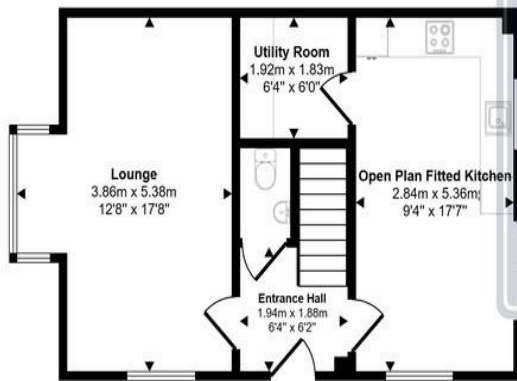
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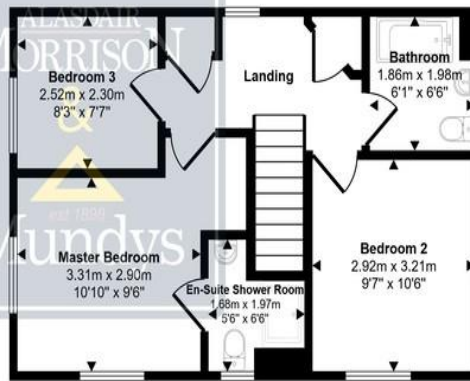
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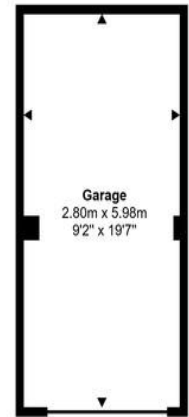
Approx Gross Internal Area
105 sq m / 1134 sq ft



Ground Floor
Approx 45 sq m / 481 sq ft



First Floor
Approx 44 sq m / 473 sq ft



Garage
Approx 17 sq m / 180 sq ft

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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