



## 4 Oxton Road

Southwell, NG25 0NH



Book a Viewing

**£365,000**

Situated on the outskirts of Southwell this immaculate Semi Detached House is ideally located for the daily commute or for delightful walks along Westhorpe and beyond. Offering easy access to Southwell town centre and its wealth of facilities and amenities as well as schools for all ages a short walk away, the property has been modernised throughout over recent years and offers accommodation including Entrance Hall, Sitting Room, Open Plan L-shaped Lounge/Dining Kitchen, Utility Room, Cloakroom/WC, First Floor Landing, Three Double Bedrooms and modern Bathroom. Outside, there is a large driveway with lawn gardens to front and rear, patio/decking and rear modern office with light, power and vanity wash hand basin, ideal home office or salon. We highly recommend a viewing of this delightful home





#### **SERVICES**

All mains services available. Gas central heating.

**EPC RATING G – D.**

**COUNCIL TAX BAND – B.**

**LOCAL AUTHORITY** - Newark and Sherwood DC.

**TENURE** - Freehold.

**VIEWINGS** - By prior appointment through Alasdair Morrison and Mundys.

#### **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.



#### ENTRANCE HALL

5' 7" x 11' 3" (1.7m x 3.43m) Double glazed door give access to entrance hall, double glazed window to side elevation, stairs off to first floor landing, under stairs storage cupboard and radiator.

#### SITTING ROOM

10' 4" x 11' 1" (3.15m x 3.38m) With double glazed window to front elevation and radiator.

#### OPEN PLAN LOUNGE/DINING KITCHEN

Lounge Area - 11'3 x 7'4 With double glazed window to front elevation, corner in-built TV unit with Quartz work top, radiator and opening to dining area.

Dining Area - 9'8 x 6'8

With double glazed double doors to rear garden, ceiling lights and opening to kitchen.

Kitchen Area - 11'8 x 7'9

With a range of wall and floor mounted units with drawers and cupboards, Hotpoint inset induction hob with extractor over, Quartz work surface with groove drainer, undermounted Franke sink with waste disposal unit, integrated dishwasher, integrated bin, double glazed window to rear elevation, further range of cupboards including large larder pantry, integrated fridge/freezer, integrated electric oven and microwave combi-oven and door to utility room.

#### UTILITY ROOM

6' 2" x 4' 9" (1.88m x 1.45m) With double wall mounted and double base unit with Quartz work surfaces over, undermounted sink with tap, plumbing for washing machine and space for tumble dryer, double glazed door to rear elevation and door to cloakroom.

#### CLOAKROOM/WC

With low level WC, fully tiled surround, heated towel rail and vanity wash hand basin.

#### FIRST FLOOR LANDING

With access to roof space and double glazed window to front elevation.

#### MASTER BEDROOM

11' 5" x 14' 10" (3.48m x 4.52m) With dual aspect front and rear double glazed windows, radiator and ceiling mounted spot lighting.

#### BEDROOM 2

10' 2" x 11' 4" (3.1m x 3.45 m) With double glazed window to front elevation, radiator and cast iron fireplace.

#### BEDROOM 3

12' 0" x 7' 7" (3.66m x 2.31m) With double glazed window to side elevation and radiator.

#### BATHROOM

5' 8" x 7' 8" (1.73m x 2.34m) With contemporary three piece suite comprising of panelled bath with Mira shower over incorporating drench head shower and hand held shower with glazed side screen, vanity wash hand basin, low level WC, fully tiled walls and floor, heated towel rail and double glazed window to rear elevation.





## OUTSIDE

To the front of the property off-road parking for numerous vehicles with hedge boundary and lawned garden, flower boarders, side gated access leading to the totally enclosed garden, flagstone patio area, timber shed, decking and steps leading up to the lawned garden, flower/shrub beds and boarders.

## HOME OFFICE/STUDIO

12' 2" x 9' 5" (3.71m x 2.87m) Ideal office/beauty salon or similar, light, power and wash hand basin with vanity storage.

### WEBSITE

Our detailed web site 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](http://mundys.net)

### SELLING YOUR HOME - HOW TO GO ABOUT IT

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, Ringos Law LLP, Burton & Co, Taylor Rose, 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.

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

Conveyancers will be able to provide information and services they offer relating to removals. Should you decide to instruct them 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.

### BUYING YOUR HOME

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

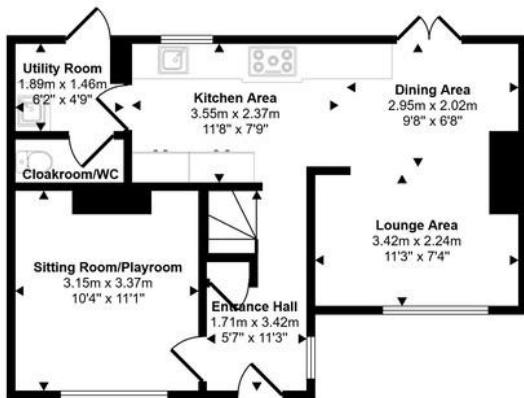
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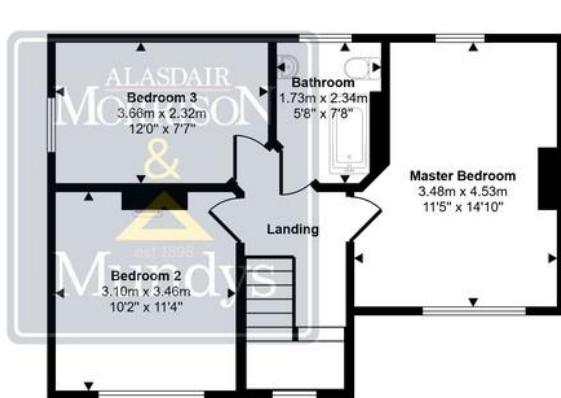
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Approx Gross Internal Area  
102 sq m / 1101 sq ft



Ground Floor  
Approx 45 sq m / 488 sq ft



First Floor  
Approx 46 sq m / 498 sq ft



Outbuilding  
Approx 11 sq m / 115 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 Make Snappy 360.

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