



38 Norwood Gardens

Southwell, NG25 0DS



Book a Viewing

£270,000

Well presented light and airy Semi Detached House situated on the outskirts of Southwell with Southwell trail behind and open views beyond. Sitting on a large plot with spacious accommodation throughout which includes, Entrance Hall, Lounge, Conservatory, fitted Kitchen, Ground Floor Bathroom, First Floor and Three Bedrooms. Outside to the front there is a gravel driveway, side access to enclosed large lawn garden with rear office and garden store.





SERVICES

All mains services available. Gas central heating.

EPC RATING – B.

COUNCIL TAX BAND – B (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.



ACCOMMODATION

ENTRANCE HALL

10' 11" x 8' 9" (3.33m x 2.67m) With door off to lounge.

LOUNGE

16' 11" x 11' 9" (5.16m x 3.58m) With double glazed window to the front elevation, double glazed double doors to rear garden, oak flooring, wired for wall mounted lighting, radiator, fireplace with slate hearth and log burner (not included).

KITCHEN

8' 3" x 13' 11" (2.51m x 4.24m) Fitted approximately three years ago, with a range of wall and floor mounted cupboards and drawers, rolltop work surfaces, inset sink, gas hob with extractor fan over, Zanussi oven with microwave above, integrated dishwasher, plumbing for washing machine, underfloor heating, double glazed window to the side elevation and double glazed door leading to the conservatory.

CONSERVATORY

9' 4" x 8' 8" (2.84m x 2.64m) Brick based with double glazed windows to the side and rear elevation, double glazed door to the rear patio area and tiled floor.

BATHROOM

8' 4" x 4' 10" (2.54m x 1.47m) Comprising of panelled bath with integral shower attachment, side rail and curtain, low level WC with built-in vanity storage, wash hand basin, fully tiled surround, radiator, double glazed windows to the side and front elevations.



FIRST FLOOR LANDING

With double glazed window to the rear elevation, access to the loft space and landing cupboard housing Ideal central heating boiler.

BEDROOM 1

16' 11" x 10' 10" (5.16m x 3.3m) With double glazed windows to the front and rear elevations, radiator and over stairs recessed storage cupboard.



BEDROOM 2

11' 10" x 9' 4" (3.61m x 2.84m) With double glazed window to the front elevation, radiator and over stairs storage cupboard.

BEDROOM 3

11' 10" x 7' 7" (3.61m x 2.31m) With double glazed window to the rear elevation and radiator.



OUTSIDE

To the front there is a gravelled driveway for two vehicles with gated side access, side log store and pathway leading to the rear garden which is totally enclosed within a fenced boundary with lawned area, gravel patio area and outside tap.

TIMBER OFFICE

7' 3" x 6' 11" (2.21m x 2.11m) With window overlooking the rear garden.



GARDEN STORE 9' 10" x 6' 11" (3m x 2.11m) With shelving.

NOTE

There are solar panels fitted at the front of the property which are on a lease basis which commenced in 2014 the company name is "A Shade Greener".

The current owner has also had plans drawn up for an extension to the property with no planning permission applied for.

WEBSITE

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Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gison 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, Callum Lyman and J Walter 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.

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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

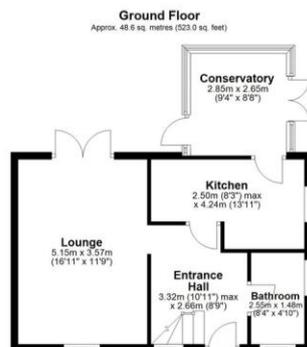
1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be roughly checked.

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Total area: approx. 88.2 sq. metres (949.5 sq. feet)

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Plan produced using PlanUp.

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