



**12 Archers Field,
Southwell, NG25 0RL**

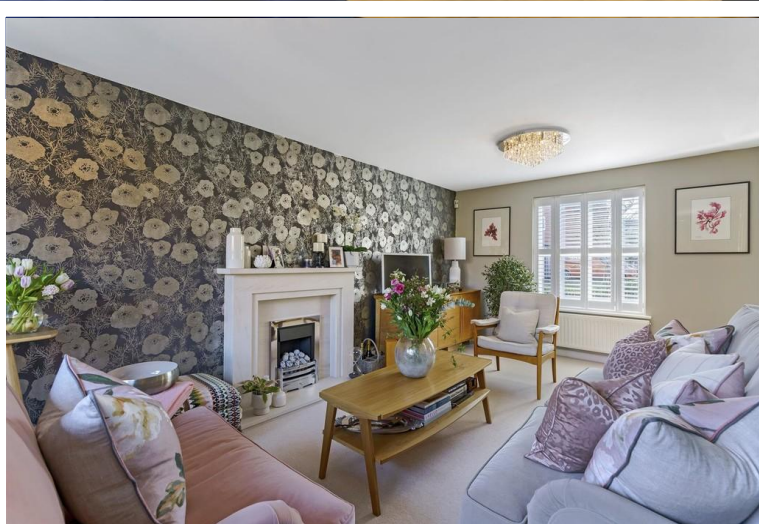


Book a Viewing!

Guide Price £635,000

Immaculate Three Storey Detached Home with Bespoke Fitted Kitchen *** Situated in a quiet cul de sac setting on the outskirts of Southwell this stunning south facing family home has been extensively modernised throughout to the highest standard to offer light open plan living downstairs with the addition of Crittall French doors and windows to the rear garden and modern en-suite and shower room. The accommodation comprises Entrance Hall, Cloakroom, dual aspect Lounge, Open Plan Kessler fitted bespoke Kitchen with Family Area and Dining area. First Floor, Two Double Bedrooms, one with newly fitted En-suite Shower Room and one with En-suite Bathroom and additional Single Bedroom. Second Floor, Two Double Bedrooms and newly fitted Shower Room. Outside, landscaped gardens to front, side and rear with the rear private garden having lime tree pleached hedge surround, established trees/beds and borders and two patio areas. Double width driveway leads to the detached double garage.





SERVICES

All mains services available. Gas central heating.

EPC RATING – to follow.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - Newark and Sherwood DC.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.

LOCATION

Southwell is a Minster town in Nottinghamshire, close to the towns and cities of Nottingham, Lincoln and Newark. This historic town benefits from a wide range of amenities which include boutique shops, restaurants, doctors, dentists and pharmacies. Southwell also benefits from excellent schooling. In particular the Minster School, a renowned school consistently rated "outstanding" by Ofsted. Southwell is ideally situated within the East Midlands and benefits from excellent road and rail links, being close to Newark and its mainline train station Newark Northgate for ease of access into London in approximately 80 minutes.



ACCOMMODATION

ENTRANCE HALL

4.09m x 2.13m (13'05" x 7'0") With glazed panel composite door leading to the entrance hall, floating laminate straight plank flooring in cracked natural oak from the Berry Alloc Glorious Luxe range and stairs rising to the first floor.

CLAOKROOM/WC

1.83m x 0.91m (6'0" x 3'0") Fitted with a vanity wash hand basin and low flush WC, splash back tiling to walls and floating laminate straight plank flooring in cracked natural oak from the Berry Alloc Glorious Luxe range.

LOUNGE

5.99m x 3.43m (19'08" x 11'03") With feature gas fire, two double radiators, Crittall window to the rear and double glazed window with shutters to the front aspect.

OPEN PLAN FAMILY AREA

3.38m x 3.20m (11'1" x 10'6") With floating laminate straight plank flooring in cracked natural oak from the Berry Alloc Glorious Luxe range, double glazed window with shutters to the front aspect, radiator and wood panelling with picture shelf.

OPEN PLAN DINING AREA

2.46m x 2.13m (8'1" x 7') With fitted corner bank seating and storage with views over the rear garden, Crittall corner dual aspect window and floating laminate straight plank flooring in cracked natural oak from the Berry Alloc Glorious Luxe range.



KITCHEN

5.05m x 3.20m (16'7" x 10'6") Fitted by local kitchen manufacturers Kessler based in Kirkby In Ashfield. The Indigo blue Fusion wall and base units are surmounted by a Quartz work surface in Chester sourced from Langer World Of Marble and is inset with Franke under mounted sink with grooved drainer and Fusion cold, hot and boiling water Quooker tap in gold with the addition of a cold filtered water unit. Integrated appliances include Bosch electric oven and combi oven/grill, induction hob with extractor over, fridge/freezer (70/30 split), wine fridge and dishwasher. Bespoke built utility cupboard providing space and plumbing for washing machine, vent for tumble dryer and boiler. Electricity cupboard and additional socket points. Buster & Punch gold handles, lights switches and socket points. Crittall french doors to the rear garden. Floating laminate straight plank flooring in cracked natural oak from the Berry Alloc Glorious Luxe range.

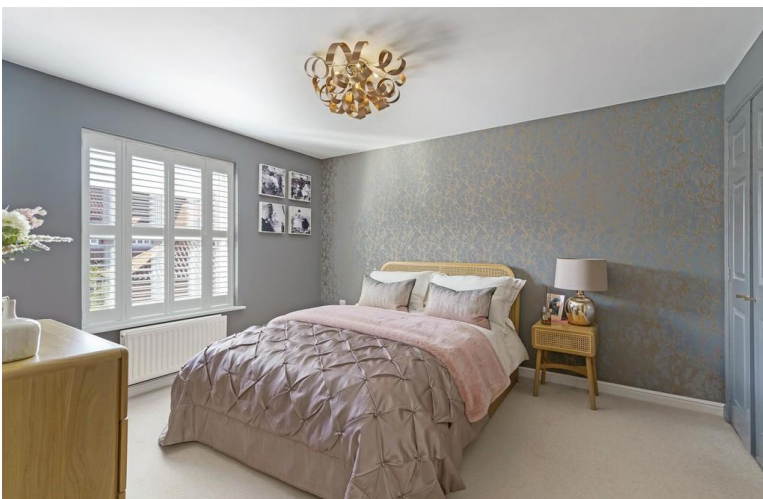


FIRST FLOOR LANDING

With radiator and stairs rising to the second floor.

BEDROOM ONE

3.73m x 3.30m (12'3" x 10'10") With double glazed windows and shutters to the front aspect, radiator and two fitted double wardrobes.





EN-SUITE SHOWER ROOM

3.30m x 1.65m (10'10 x 5'5) Fitted with a suite comprising fully tiled walk-in shower with rain head and hand held shower with wall mounted Aqualisa touch button shower control, vanity wash hand basin with waterfall tap and low flush WC, LED lighting inset to ceiling, splash back tiling to walls and tiled floor and double glazed window with shutters to the rear aspect.

BEDROOM TWO

4.19m max x 3.43m (13'9 max x 11'3) With double glazed window and shutters to the front aspect, two double fitted wardrobes and radiator.

EN-SUITE BATHROOM

3.43m x 1.65m (11'3 x 5'5) Fitted with a suite comprising panelled bath with centre mixer tap control and rain head shower over with glazed screen, pedestal wash hand basin and low flush WC, built-in double vanity cupboard, heated towel rail, fully tiled walls and floor, and double glazed window with shutters to the rear aspect.



BEDROOM THREE

2.31m x 2.13m (7'7 x 7) With double glazed window and shutters to the front aspect and radiator.

SECOND FLOOR LANDING

With Velux window to the rear aspect, shelved cupboard housing cylinder and doors off.

BEDROOM FOUR

5.18m x 3.35m (17 x 11) With radiator, single fitted wardrobe, double glazed windows to the front and side aspects with blinds.



BEDROOM FIVE

4.27m x 2.74m x 3.45m (14' 9 x 11'4) With radiator, two double wardrobes with shelving at either side, double glazed windows to the front and side aspects with blinds.

SHOWER ROOM 2.92 m max x 2.13m (9'7 max x 7) Fitted with a suite comprising double corner shower cubicle with rain head and hand held shower, vanity wash hand basin and low flush WC, vanity shelf, splash back tiling to walls and tiled floor, heated towel rail and Velux window to the front aspect.

OUTSIDE

The front garden is blocked paved with slate borders, iron railings and box hedging to the boundary. A Tarmac double driveway gives access to the double garage with electric roller shutter door, side door, eaves storage and power and light supplied. To the side a further lawn area with mature Laurel bush, rockery, flower and shrub beds and borders and box hedging. A block paved pathway with side hand gate leads to the landscaped rear garden which has two patio areas ideal for catching your morning and evening sun, three raised white rendered beds with flower and shrub borders and additional beds with mature planting. Astro turf lawn, fenced perimeter with lime tree pleached hedging and external power and lighting.





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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.

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GROUND FLOOR
706 sq.ft. approx.



1ST FLOOR
565 sq.ft. approx.



2ND FLOOR
490 sq.ft. approx.



TOTAL FLOOR AREA : 1760 sq.ft. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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