

11 Warrands Close

Southwell, NG25 0NT

Book a Viewing!

£380,000

Offered with No Upward Chain . Well appointed Link Detached House situated in a quiet cul de sac location on the outskirts of Southwell. The accommodation comprises Entrance Hall, Lounge, Dining Room, Kitchen, Cloakroom. First Floor, Four Bedrooms and Bathroom. Off-road parking and double garage to the front elevation with further lawned area with flower bed on the opposite side of the road. Rear enclosed easily maintained private garden.





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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 With double glazed door, double glazed front window gives access to the entrance hall, staircase off to the first floor landing and radiator.

LOUNGE 21' 6" x 12' 8" (6.55m x 3.86m) With two double glazed windows to the front elevation, double glazed sliding patio doors to the rear garden and feature fireplace with Cornish slate hearth and brick surround.

DINING ROOM 10' 8" x 9' (3.25m x 2.74m) With double glazed window to the front elevation and radiator.









KITCHEN/BREAKFAST ROOM 12' 0" x 10' 4" (3.66m x 3.15m) With a range of wall and floor mounted cupboards and drawers, rolltop work surface with inset sink unit, integrated fridge freezer, breakfast bar, electric oven and microwave, inset hob with extractor over, two double glazed windows to the rear elevation, plumbing for washing machine and double glazed panelled door to the side elevation.

CLOAKROOM/WC Comprising low level WC, vanity wash hand basin, splash tiling and double glazed opaque window to the rear elevation.

FIRST FLOOR LANDING With access to the roof space, airing cupboard with shelving and housing Worcester central heating boiler.

BEDROOM 1 12' 10" x 12' 10" (3.91m x 3.91m) With fitted double wardrobe, two double glazed windows to the front elevation and radiator.

BEDROOM 2 12' 10" x 12' 2" (3.91m x 3.71m) With two double glazed windows to the front elevation, fitted wardrobes, over stairs storage cupboard, range of bedside drawers and radiator.

BEDROOM 3 9' 9" x 8' 5" (2.97m x 2.57m) With double glazed window to the rear elevation and radiator.

BEDROOM 4 9' 2" x 8' 5" (2.79m x 2.57m) With double glazed window to the rear elevation, corner cupboard and radiator.

BATHROOM 8' 10" x 5' 5" (2.69m x 0m) Comprising of panelled bath with shower attachment over, low level WC, wash hand basin with vanity storage, double glazed window to the rear elevation, fully tiled surround and radiator.

OUTSIDE To the front of the property there is off-road parking, ample Tarmac driveway which in turn gives access to the double garage. The property also benefits from an additional lawned garden with flower/shrub borders and beds which is situated on the opposite side of Warrands Close. There is side gated access leading to the totally enclosed and private rear garden, which is easily maintained being mainly paved and with gravelled area and outside tap.

DOUBLE GARAGE With two up-and-over doors, light and power, glazed panelled window to the side and ample eases storage space.

KEY FACTS FOR BUYERS

SERVICES
All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – E.

LOCAL AUTHORITY - Newark and Sherwood District Council.





TENURE - Freehold.

VIEWINGS - By prior appointment through Mundys.

BROADBAND - Check the broadband available for this property - Broadband Checker

MOBILE COVERAGE - Check the mobile coverage at the property here – Mobile Checker

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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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.

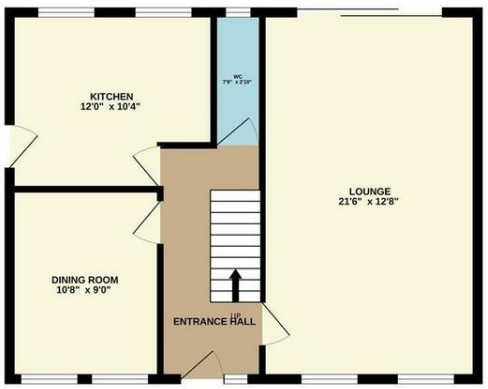
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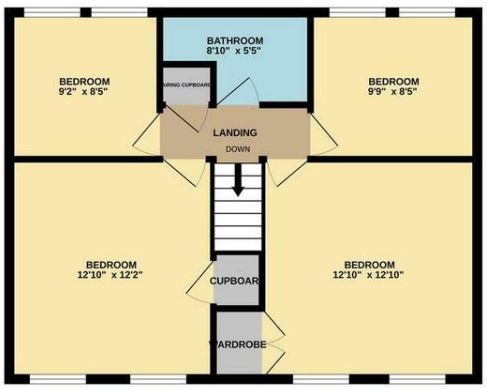
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GROUND FLOOR
589 sq.ft. approx.



1ST FLOOR
589 sq.ft. approx.



TOTAL FLOOR AREA : 1178 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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The Property Ombudsman