



15 Hillside Drive | | Southwell | NG25 0JZ

£400,000

FENTON JONES

Key features

- Detached bungalow with 3 double bedrooms
- Within walking distance of Southwell town centre
- Large plot with garden to the front and rear
- Single garage and plenty of private parking
- Potential to extend STTP
- Elevated position with views of the open countryside
- No onward chain

Description

A detached 3 bedroom bungalow in a fabulous location, just a short walk from Southwell town centre with its amenities and transport links.

Positioned on a good size plot, this single storey property sits in an elevated position with beautiful views of Holy Trinity Church and the open countryside beyond.

The generous footprint of this home has been thoughtfully designed to create a division between the sleeping and living areas, with the three double bedrooms all positioned on one side of the property. The bright and airy sitting room has been extended to create a generous size room with an open fire as well as beautiful views out to the well-maintained, private rear garden. The large dining room with parquet flooring leads off the sitting room with a door through to the good sized kitchen.

To the front of the property there is a large block paved driveway which leads to a single garage as well as a pretty lawned front garden with established beds and planting. To the rear, there is a stone patio area and an expansive tiered lawn with 2 sheds and a greenhouse - perfect for the keen gardener.

Whilst lived in and loved until recently, this home could benefit from some modernisation and offers further potential to extend (subject to the necessary planning consents) depending on its new owners requirements. It is one of the few remaining properties on this street which has yet to be extended into the roof space.

Southwell is a thriving market town with a Minster and a great collection of independent shops, cafes and restaurants. There are several highly regarded infant and junior schools as well as the much sought after Minster secondary school. There is access to many different sports and recreational facilities nearby. Southwell is surrounded by countryside so there are plenty of beautiful walks right on your doorstep.



Frontage

There is a block paved driveway, which provides plenty of off street parking, and leads up to the garage door and the front of the property. To the side of the driveway is an attractive front lawn, bordered with mature plant beds. There is a pedestrian gate to the side of the garage with access down the side of the property to the rear garden.

Entrance Hall 3.6m (max) x 4.4m (max)

The front door opens into the welcoming entrance hall. With herringbone wood flooring and doors to bedroom 1 and 2 and doors to the lounge, kitchen, bathroom and toilet. With access overhead to the part boarded loft.

Bedroom 1 3.5m x 3.3m

A double bedroom with large window looking out over the front garden. With inbuilt wardrobe and chest of drawers.

Bedroom 2 3.5m x 3.2m

Double bedroom with window to the side of the property.

Bedroom 3 3.6m x 3.5m

A double bedroom with window looking out over the rear garden. With inbuilt wardrobe and dressing table.

Lounge 5.4m x 4.4m

A generous sized sitting room with a fabulous view of the rear garden through the large double glazed french doors with floor to ceiling glass windows to either side. There is an attractive stone fireplace with mantle. With door to bedroom 3 and a part glazed wall with door through to the dining room.

Dining Room 4.8m x 2.8m

A lovely bright room with a large window looking out over the pretty rear garden. With attractive wooden parquet flooring and a door and serving hatch through to the kitchen.







Kitchen 4m x 2.7m

Fitted with wooden cabinets with a laminate worktop. There is a freestanding cooker with electric hob and extractor fan over. The stainless steel sink sits beneath a large window out to the side of the property. There is a door through to the hallway and a part glazed door to a small rear porch, where there is an external door to the side of the property and a door through to the garage. Although still a fully functioning kitchen, this room could benefit from some modernisation. With the proximity to the dining room there is the potential to combine these two rooms to create a large open plan kitchen diner.

Bathroom 1.5m x 1.8m

Fitted with a corner shower and a sink in a vanity unit with storage below. With tiled walls and tiled floor. Frosted window to the front.

Toilet 1.8m x 0.7m

With part tiled walls, tiled floor, toilet and frosted window to the front of the property.

Garage 5.2m x 3m

Single garage with up and over garage door. With window to the side of the property and door through to the rear porch.

Garden

A beautiful west facing garden with a large tiered lawn and a number of mature borders filled with pretty plants and flowers. Bordered with a combination of mature hedges and fencing this garden is completely enclosed and does not feel at all overlooked. There is a stone patio across the rear of the property which connects to the pathway down the side of the bungalow with access to the front. With 2 garden sheds and a greenhouse.

Floor plans



15 Hillside Drive, Southwell

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 70 | 83 |
| EU Directive 2002/91/EC | | |

FENTON JONES

7 Church Street
Southwell
Nottinghamshire
NG25 0HQ
01636 390000
sales@fentonjones.com
<https://www.fentonjones.com>