



17 | Hillcrest | Southwell | NG25 0AQ

£595,000

FENTON JONES

Key features

- 4 bed detached family home
- Open plan kitchen/ dining family space
- Extended and modernised
- Finished to an excellent standard - ready to move in and enjoy
- Double garage plus parking
- Elevated position with views across Southwell
- Walking distance to schools and shops
- No chain

Description

A beautifully finished 4 bedroom family property in a popular location within walking distance of the centre of Southwell. This fabulous home has been extended and modernised to create a desirable open plan family kitchen, dining and living area whilst also offering a separate sitting room for cosier evenings in front of the fire.

At the heart of this home is a sunny, contemporary open plan kitchen with a dining area with space for a family sized dining table and chairs. The extension added a living area with direct access through bifold doors to the South facing garden; embracing the indoor-outdoor lifestyle. There is also a separate lounge with a fireplace and views across Southwell.

There are 3 bedrooms on the main floor and a fourth bedroom with ensuite on the first floor that could either be a master bedroom, guest suite or even a home office.

There are gardens to both front and back of this property. The spacious front lawn and drive are framed by beautiful established trees. To the rear there are two large patio areas, fabulous for a spot of al fresco dining or entertaining friends and family in this sunny South facing garden. There is also a good size lawn, a recently installed pond and a spacious shed.

The property sits at the top of a cul de sac in an elevated position within a 10 minute walk of the local schools and shops. Southwell is a thriving market town with a Minster and a great collection of independent shops, cafes and restaurants. There are a number of highly regarded infant and junior schools as well as the much sought after Minster secondary school. All of these are within a 10 minute walk of the property. There is also 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 front lawn with a beautiful silver birch tree and a crimson maple. There are steps leading up to the sizable covered porch area and front door. The driveway leads to the double garage and there is a side pedestrian gate to the rear garden.

Entrance Hall 3.8m x 2.5m (max)

A contemporary wooden front door with glazed panels on either side leads into a spacious and light hall with solid oak flooring. There is a full height cloakroom cupboard with both hanging and shelving storage.

There are doors to 3 bedrooms and the family bathroom as well as double doors through to the sitting room.

Sitting Room 5m x 3.8m

A lovely, light filled sitting room with a generous window to the front providing great views across Southwell and out towards Kirklington. There is an attractive gritstone fireplace and hearth with an open fire, although this is not currently used. The room benefits from solid oak flooring.

There is a door leading to the stairs to the master bedroom and a door through to the dining area.

Dining & Family Room 3.7m x 2.9m

Adjacent to the end of the kitchen there is a good sized dining area with plenty of room for a large table and chairs. This room has been extended to create an additional seating area with direct access to the garden through a set of wooden bifold doors. There is also a window overlooking the rear garden. The dining and family room both benefit from solid oak flooring.

Kitchen 7.2m x 2.6m

The kitchen has a range of both floor and wall units with limestone floor tiles and a granite worktop and breakfast bar. There is a ceramic 1 1/2 sink under the large window with a view over the beautiful rear garden. There is a Bosch 4 ring induction hob with an extractor fan over and stainless steel splashback. The integrated double oven is at eye level height and there is also an integrated dishwasher. With space for a tall fridge freezer. Door through to the utility room.

Utility Room 2.6m x 2m

There is a sink set in a granite worktop with space underneath for a washer and dryer. There is a tall double cupboard and a part glazed door to the side garden and window to the rear garden.

Master Bedroom (upstairs) 4.9m (max) x 4.8m

There is a quarter flight of stairs leading up to the bedroom which has fantastic views across the surrounding area. There are built in wardrobes as well as a dressing table. Door through to the ensuite.







Ensuite 2m x 2m

This fully tiled bathroom has a bath with shower over, a sink set on a vanity unit, a toilet and a heated towel rail. With window to the side.

Bedroom 3.5m x 4.0m

A good sized double bedroom with ample fitted wardrobes and views to the front of the property. With solid oak flooring.

Bedroom 2.6m x 3.2m

Double bedroom with large window overlooking the back garden. There is solid oak flooring and a large storage cupboard.

Bedroom 2.5m x 3.2m

Double bedroom with large window overlooking the back garden.

Bathroom 2.5m x 2.5m (max)

A lovely contemporary style bathroom with beautiful tiled floor and walls. There is a bath with a shower over with both rainfall and handheld shower head. There is a sink in a vanity unit with storage under as well as a large heated towel rail which sits underneath the side window with obscured glass. With built in airing cupboard with shelving.

Garage 4.9m x 5.1m

The garage has an electric up and over double door, cavity wall insulation in part of the garage and a sink. The Worcester boiler is located in the garage. There is a side door to the garage that can be accessed via the path at the side of the property.

Rear Garden

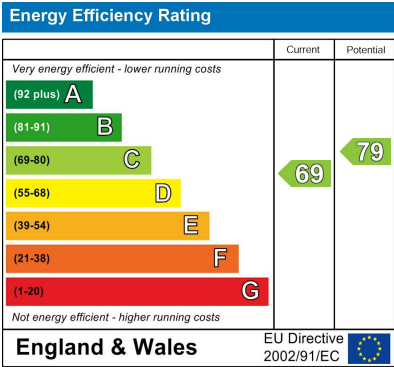
The south facing garden is mainly laid to lawn with a charming pond, established borders and raised vegetable beds. There are 2 patio areas to catch the sun at different times, one to the rear off the family room through the bifold doors and the other to the side of the house. There is a large shed in the top corner of the garden. There is access to the front of the property through a gate.

There is a secure pedestrian gate in the garden that provides private access onto the footpath that goes from Allenby Road to the top of Lowes Wong School field and then down into Southwell.

Floor plans



17 Hillcrest, Southwell



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