17 Station Road | | Southwell | NG25 0ET

£520,000

FENTON JONES

Key features

- 3 storey Victorian property in a fabulous location
- 4 generous sized bedrooms, one with an ensuite
- Flexible living spaces including sitting room and snug
- Charming open plan kitchen and dining area; the family hub
- Bursting with character and period features
- Beautifully finished throughout
- Convenient location, just a short walk to Southwell town centre
- Minster School catchment
- No Upward Chain

Description

Perfectly placed, just a short walk from the centre of Southwell this elegant three storey Victorian home is rich in charm and period beauty.

Positioned over three floors this characterful house quietly conceals it's proportions. Inside are generous, family friendly spaces. Downstairs there is a bright bay fronted sitting room with a beautifully tiled fireplace with log burning stove. There is also a cosy snug with built-in storage framing a second period fireplace, and a spacious kitchen and dining room where an exposed brick chimney breast and log burner create a warm, comforting space to gather, cook and spend time together.

With high ceilings throughout, this home feels spacious and welcoming and the charming sash windows flood the rooms with natural light. The stripped wooden floors feel authentic and timeless, drawing you into each room. From the traditional panelled doors to the attractive window seat in the snug or decadent claw footed bath, each room in this home brings a different detail and a new charm.

Over the upper two floors there are four generous double bedrooms, one with an ensuite, as well as a stylish bathroom and a further shower room. The top floor offers a practical and well proportioned layout, with a double bedroom, spacious study or dressing room area and a shower room. The perfect work from home space or a fabulous teenage penthouse.

Step out from the kitchen through French doors onto a generous stone patio, where the fully enclosed garden becomes an easy extension of everyday living. Designed for low maintenance, there are steps from the patio to a gravelled and planted area, which offers the option to be transformed into a lawn if desired. A private little oasis.

Entrance Hall
Step through the traditional wooden front door with window above into the beautiful hallway. With stripped wooden floors, a handy under stairs cupboard and plenty of cloakroom storage space. With doors off to the sitting room, snug and kitchen and stairs up to the first floor.

Sitting Room 4.1m x 4.8m (max)
An elegant room with beautiful oak flooring, wonderful high ceiling and an attractive bay window overlooking Station Road. At centre stage of the room is a stunning fireplace with ornate cast iron insert, decorative tiles and hearth and a log burning stove; perfect for cosy night snuggling in.

Snug 3.7m x 3.4m
A second cosy retreat with gorgeous focal fireplace, with dark granite surround, cast iron insert and pretty painted tiles. To either side of the chimney breast there are floor to ceiling storage cupboards, both attractive and useful. With high ceiling and inviting bay window with window seat looking out to the front of the property.

Kitchen Dining 4.2m x 7.3m
The heart of this home, from everyday meals to memory filled gatherings this stylish yet practical room has space to cook, entertain and relax in.

Dining Area 4.2m x 3.5m
A lovely sociable space, connected to the kitchen through an open doorway. The perfect spot for breakfast or evening dining in front of the rustic exposed brick chimney breast with arched brickwork, stone lintel and cast iron log burning stove. With panelled cupboards to either side of the chimney breast and a large solid wood dresser providing lots of storage space. With a window to the front of the property and door to the downstairs washroom.

Kitchen 4.2m (max) x 3.6m
The kitchen is designed in a classic shaker style, with cream units, solid wood worktops and chunky round wooden handles, creating a look that feels both traditional and fresh. A contrasting burgundy coloured unit adds depth and character, and houses the integrated fridge freezer. The Belfast sink and inglenook fireplace with a range-style cooker enhance the period charm. There is also a useful central island with further storage and practical worktop space. With traditional part-glazed doors which open out to the garden, bringing in natural light and creating an easy connection to outside.

Washroom 1.3m x 0.8m
Fitted with a toilet and sink. With frosted glass window to the front. The boiler is housed in a cupboard in here.

First Floor
Stairs lead up to a large landing, with stripped wooden floors, window to the front and doors off to the bedrooms and bathroom. With stairs up to the second floor.

Master Bedroom 4m (max) x 3.1m
A lovely spacious bedroom with high ceiling and sliding sash window to the side of the property. With double doors to a large, almost walk in wardrobe cupboard and door through to the ensuite.

Ensuite 1.1m x 2m (max)
Fitted with shower, toilet and sink. With obscure glass window to the front.

Bedroom 3 3.8m x 3.2m
A double bedroom, currently used as an office. With inbuilt shelving to either side of the chimney breast and window to the front of the property.

Bathroom 3.2m x 2.1m
This beautifully fitted bathroom blends classic character with everyday comfort; fitted a claw footed bath and a generous walk in shower with both rainfall and handheld fittings. There is a traditional cast iron fireplace for added charm, a column-style heated towel rail and an impressive floor-to-ceiling airing cupboard, offering both style and practicality. With toilet and sink and obscure glass window to the front.

Bedroom 2 4.2m x 4.9m (max)
A generous sized second bedroom with window to the front and side of the property.

Second Floor

Study Landing 3.3m x 2.2m
A great home office or dressing room space. With exposed brick wall, velux window to the front and inbuilt wardrobe, shelving and useful storage cupboards in the eaves. With door to the bedroom and door to the shower room.

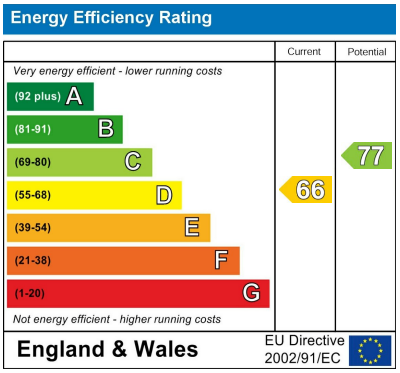
Bedroom 4 5.9m x 2.3m
A good sized bedroom with two Velux windows to the front of the property. With built in under eaves storage.

Shower Room 3m x 2m
Fitted with a walk in shower as well as toilet and sink. With Velux window to the side and further storage cupboards in the eaves.

Garden
Step through the french doors from the kitchen out onto the stone dining patio, with steps leading up to a thoughtfully arranged and low maintenance gravelled area. The garden is richly planted with an abundance of flowers, bushes and plants including a striking eucalyptus tree. It is fully enclosed by a mix of brick wall and fenced boundaries which makes this garden a lovely private outdoor space. To the side of the house, a small tool shed and handy lean-to log store, neatly tucked away yet easily accessible. With double gates opening conveniently onto the road.

Floor plans

17 Station Road, Southwell



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