



34 | Ridgeway | Southwell | NG25 0DU

£325,000

FENTON JONES



Key features

- 3 bedroom detached property in Southwell
- Potential to extend, subject to the necessary planning consents
- No upward chain
- Private driveway + single garage
- Opportunity to modernise and create a lovely family home
- South easterly facing garden
- Easy access to Southwell Trail and play park
- Walking distance to Southwell town centre
- Minster school catchment

Description

Set within the ever-popular market town of Southwell, this three bedroom home on Ridgeway presents a wonderful opportunity to create a warm and welcoming family home in a community perfectly suited to family life. Renowned for its highly regarded schools, excellent local amenities and charming town centre filled with independent shops, cafés and eateries.

Tucked away at the head of a peaceful cul de sac, the property offers flexible accommodation with the exciting potential for a new owner to modernise, personalise and make it their own. An extended entrance hallway and ground floor shower room provide practicality for busy family living, while the main living spaces flow naturally together. The sitting room opens through sliding doors into the conservatory, creating a lovely space to relax overlooking the garden, with an open doorway leading into the dining room and onward to the kitchen; ideal for family gatherings, entertaining and everyday life.

Upstairs, there are three bedrooms and a family bathroom with further potential to extend, subject to the necessary planning permissions, allowing the home to evolve alongside a growing family.

Outside, there is a driveway to the front which leads up to the single garage. To the rear, a private south easterly facing garden, perfectly placed to enjoy morning and afternoon sunshine. A gate at the rear opens onto a footpath leading directly to the Southwell Trail and nearby play park, offering countryside walks and outdoor adventures quite literally on the doorstep. A setting perfectly designed for family life.



Frontage

There is a gravel driveway that leads up to the single garage. With tiled pathway up to the front door and patio area. With pathway down the side of the property to the rear garden.

Entrance Hallway

12'1" x 5'2"

The front door opens into the spacious entrance hallway, with plenty of room for cloakroom storage. With window to the side, door to the sitting room and shower room and stairs up to the first floor.

Shower Room

8'2" x 4'3"

Fitted with a large shower cubicle and a sink and toilet in a unit with storage. With obscure glass window to the side of the property and a heated towel rail.

Sitting Room

13'1" x 10'9"

A lovely light room with large sliding patio door to the conservatory. With electric fire on black stone hearth with black surround. Opening through to the dining room.

Conservatory

12'5" x 6'10"

With brick wall base and glazed door out to the dining patio and garden.

Dining Room

8'10" x 8'2"

With window to the rear and door through to the kitchen. There is potential to knock through the dining room into the kitchen to create a large kitchen diner.

Kitchen

9'6" x 7'6"

Fitted with floor and wall cabinets finished with a laminate worktop. There is space for a fridge, freezer and washing machine beneath the worktop. With freestanding cooker and large floor to ceiling cabinet providing additional storage space. The stainless steel sink sits beneath a large window with views to the front of the property. With door to an undrstairs cupboard and part glazed door to the side of the property with a path running from the front to the rear of the house.

Stairs to First Floor







Landing

7'10" x 5'6"

With large window to the front of the property and doors to the bedrooms and bathroom. With door to the airing cupboard which houses the boiler.

Bedroom 1

10'5" x 8'6"

A double bedroom with window to the rear and large inbuilt wardrobe.

Bedroom 2

9'10" x 9'6"

A double bedroom with window overlooking the rear garden.

Bedroom 3

7'2" x 6'2"

A single bedroom with window to the front of the property.

Rear Garden

A private south easterly facing garden bordered with mature hedge and fencing. With tiled dining patio, lawn and pathway leading to a pedestrian gate onto the footpath to Southwell Trail.

Garage

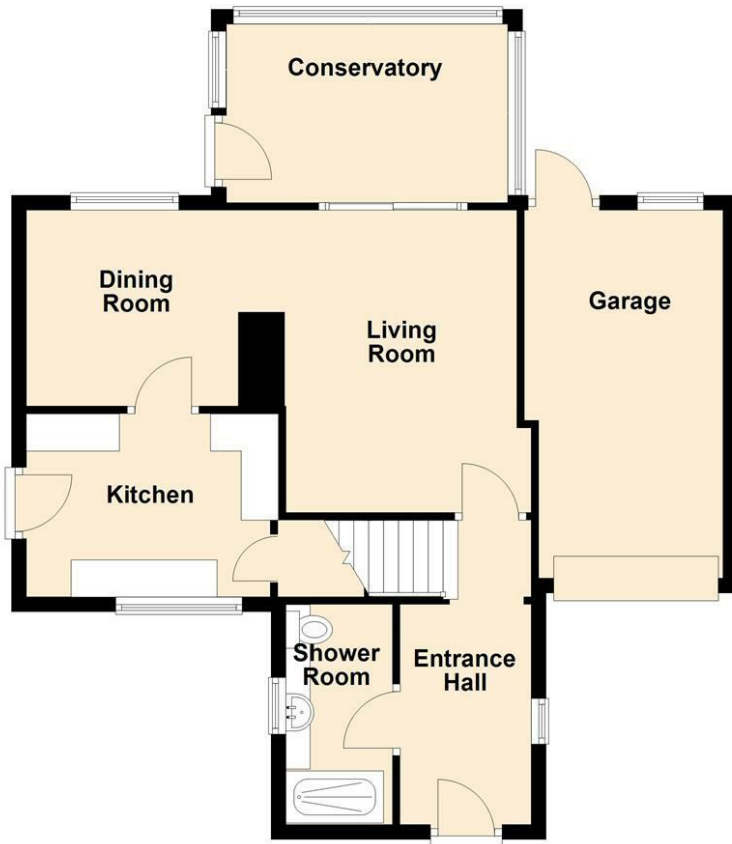
15'1" x 7'6"

With up and over door and window and door to the rear garden.

Floor plans

Ground Floor

Approx. 54.4 sq. metres (585.1 sq. feet)
(excluding Garage)



First Floor

Approx. 34.4 sq. metres (369.8 sq. feet)



34 Ridgeway, Southwell

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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