



16 | Honing Drive | Southwell | NG25 0LB

£520,000

FENTON JONES



## Key features

- Spacious 4/5 bed detached property
- Within easy walk of all schools and shops
- Quiet cul de sac location
- Over 200m<sup>2</sup> of flexible accommodation with ground floor office or bedroom and ensuite
- 2 generous living rooms
- Lovely open plan kitchen dining room
- Master bedroom with dressing room and ensuite
- Solar panels
- South facing garden

## Description

A 4/5 bedroom detached property in a sought after location just a few minutes walk from Southwell town centre, schools and local amenities.

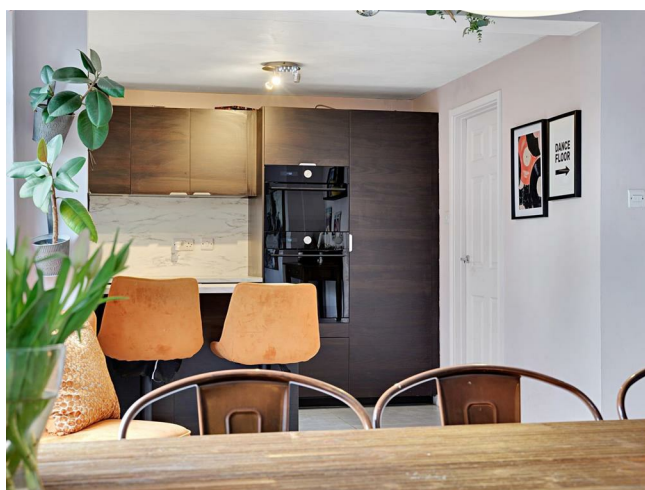
Extended to accommodate the changing needs of a family, this home provides flexible spaces that can adapt as children grow and lifestyles change; ensuring everyone has room to live, learn and play comfortably.

At just under 200 square metres, this generous home has four bedrooms, spacious living areas and a good sized home office or downstairs bedroom. There are two spacious sitting rooms, offering versatile areas for relaxing or simply enjoying quiet moments away from the hustle and bustle of family life.

The open-plan kitchen and dining room forms the heart of the home, with a stylish monochrome colour palette and an expansive area for dining and relaxation. This room opens directly onto a large stone patio, with steps down to the south facing garden, ideal for family meals, children playing outdoors and entertaining family and friends.

Over recent years this property has been significantly extended but there is scope for some modernisation and cosmetic improvements, presenting a wonderful opportunity to create a home tailored to your family's style and needs.

Perfectly positioned in an elevated spot with beautiful views of Holy Trinity church and the countryside beyond, this is a spacious family home in a thriving town popular for it's highly-regarded schools, local amenities and vibrant town centre.





#### Entrance Hallway

15'5" x 5'10" max

The front door has full height glazed windows to either side and leads into the hallway with tiled floor. There is a useful coat cupboard as you walk in. Doors leads off to the sitting room and kitchen dining room and stairs up to the first floor.

#### Sitting room

14'9" x 13'1"

There is a large bay window to the front of the property overlooking the garden. There is a gas fire with a traditional style surround with a marble hearth. The flooring is wood effect laminate.

#### Kitchen Dining room

A wonderful open plan central hub of the home with the kitchen to one end, transitioning into a fabulous light filled dining and living space.

#### Kitchen

15'1" x 8'2"

A contemporary style kitchen with integrated 4 ring induction hob with extractor over and an eye level double oven. There is a good range of larder style cupboards and drawers and a handy breakfast bar with seating for 2. The sink is a 1 1/2 style ceramic sink and there is a built in dishwasher and washing machine. With window overlooking the rear garden and door through to the utility room.

#### Dining Living room

19'8" x 10'9"

A lovely light filled room with 2 sets of French doors leading out onto the stone patio. There is plenty of space for a large dining table as well as a comfy seating area. With door to a built in pantry style cupboard and door through to the living room.

#### Living room

18'8" x 11'5"

A spacious family room with French doors out to the garden. There is a fireplace with an electric fire and laminate floor. With door through to the study.

#### Study/Bed 5

12'9" (max) x 12'1" (max)

A good sized room with a window to the front and laminate flooring.

#### Shower room

5'6" x 5'2"

Fitted with a shower, toilet and sink. Obscured window to the side.

#### Utility room

12'1" x 8'2"

A useful space, converted from part of the original garage. The boiler is housed in here. With door to the side of the house.











#### Landing

7'6" x 5'6"

The landing has a good sized airing cupboard and loft access. With doors to the bedrooms and family bathroom.

#### Master Bedroom

13'1" x 10'2"

A good sized double bedroom with a large window to the rear of the property with views over the fields to Brackenhurst. With door through to the dressing room:

#### Dressing Room ( 3.6m x 3.1m)

With a window to the front of the property and plenty of useful storage with built in wardrobes on 2 walls and space for a dressing table. With sliding doors through to the ensuite.

#### Ensuite (3.5m x 1.6m)

Fitted with a bath and separate shower as well as a sink and toilet. There is a large velux window.

#### Bedroom 2

14'9" x 8'2"

A double bedroom with a window to the front and a velux to the rear. Eaves storage.

#### Bedroom 3

11'1" x 10'5"

A lovely light double room with windows to both the front and side.

#### Bedroom 4

8'6" x 8'2"

A single bedroom with window to the front.

#### Family bathroom

7'6" x 4'11"

The bathroom is fully tiled and there is a bath, shower cubicle, sink and toilet. With obscured glass window to the rear.

#### Frontage & Garden

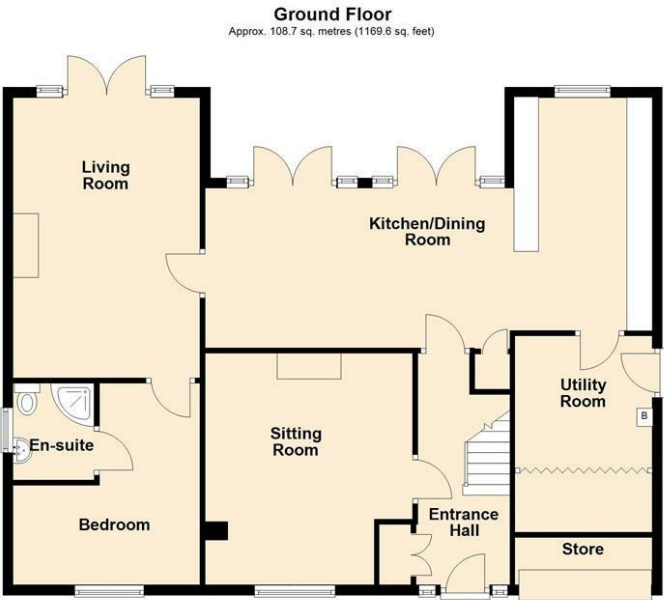
To the front of the property there is a lawned area with several well established trees. With off street parking and gated access to the rear of the property.

To the rear there is a large stone patio with plenty of space for outside dining furniture. There are steps leading down to a lawned area with a summerhouse at one end of the garden and a gravelled area to the other end. Beautiful south facing aspect.


#### Additional information

The property benefits from solar panels that provide electric to the house and feed back into the mains grid.

Floor plans



16 Honing Drive, Southwell

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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