



28 | Dornoch Avenue | Southwell | NG25 0EU

£460,000

FENTON JONES

## Key features

- Extended detached home with 4 bedrooms & 3 bathrooms
- Contemporary family kitchen and dining room
- Large entrance hall with handy cloakroom and utility
- Landscaped south facing garden
- Envious garden house with covered seating area
- Quiet cul-de-sac location
- Easy walking distance to town centre and shops
- Driveway with parking for several vehicles
- Minster School catchment



## Description

Tucked away at the end of a cul-de-sac in the highly desirable market town of Southwell, this beautifully extended four bed family home offers the perfect balance of privacy and convenience. The historic Burgage is on your doorstep, with the town centre just a few minutes' walk away, providing an array of independent shops, cafés, and amenities. For relaxed evenings closer to home, the much-loved Final Whistle pub is only a stone's throw away, adding to the home's enviable location.

The property has been thoughtfully extended and modernised to create generous and versatile living accommodation. Upstairs, there are four good sized double bedrooms and two bathrooms, ideal for growing families or those needing flexible space. Downstairs, the layout offers a wonderful flow of space, seamlessly connecting each room while still allowing for more private use when required. The spacious sitting room with bright double aspect has been fitted with a contemporary gas log burner, perfect for a cosy night in. In warmer months, you could open up the bifold doors and step out onto the patio, effortlessly blending indoor and outdoor living.

At the heart of the home is a stylish shaker-style kitchen, beautifully finished with dove grey and soft white units that add both contrast and design interest. With a handy breakfast bar to one end and plenty of cupboard space this is an ideal family space.

The property continues to impress outside, where a newly landscaped garden has been carefully designed with railway sleeper edging, a contemporary grey patio, and an enviable garden house. Complete with covered seating, lighting, and an outdoor heater, this space provides the perfect setting for entertaining or relaxing all year-round.



#### Frontage

To the front of the property there is a hard standing drive as well as plenty of gravelled parking. There had been a low wall on the boundary at the front but it was taken down to create extra parking. With paved poathway to the front door.

#### Entrance Hall

15'5" (max) x 5'2"

The front door opens into a spacious central hallway with access to the kitchen, utility, sitting room and downstairs shower room. With wood effect bamboo flooring, which continues through into the kitchen, dining and sitting room.

#### Sitting room

24'7" x 11'5"

This is a generous sized room, filled with light from the window to the front and the bifold doors to the rear which open out onto the patio. There is a quartz fireplace and hearth with a lovely cast iron gas log effect burner.

Double doors open into the dining room.

#### Dining room

17'0" x 8'6"

A bright and spacious dining room with plenty of space for meal times and entertaining around a family sized dining table. With glazed french doors onto the patio and a window looking out to the garden. The dining room then leads into the kitchen.

#### Kitchen

21'3" x 7'10"

The kitchen has a contemporary mix of soft white and dove grey cupboards, which are complemented by the tonal quartz worktops. There is a double Belfast sink which sits under a window, fitted with plantation shutters, looking out to the front of the property. There is lots of useful storage space in this kitchen including a bank of floor to ceiling cupboards, which also houses the Ideal boiler. Integrated appliances include a Neff dishwasher, induction hob and contemporary extractor as well as a double wine fridge. There are two integrated ovens as well as a warming drawer and space for an American style fridge freezer. Towards the rear of the kitchen is a wooden breakfast bar with pendant lighting over and seating space for two. There is underfloor heating in the kitchen.

#### Utility

9'6" x 7'6"

This is great storage room with space for a washer and dryer with a worktop over. There is plenty of shelving and hanging spaces for coats.

#### Shower room

5'6" x 4'3"

A well fitted shower room with a sink set into a vanity and a toilet as well as a shower cubicle with wood effect mermaid boards on the walls. With obscured glass window to the front.

#### Stairs to First floor







#### Landing

15'5" (max) x 5'2"

A large landing with loft access and 2 natural light tubes. With doors off to the bedrooms and bathrooms. Airing cupboard with shelving.

#### Bedroom 1

11'9" x 10'2"

A double bedroom with a large window fitted with shutters overlooking the rear garden. With two good sized built in cupboards with hanging rails and shelving.

#### Bedroom 2

13'1" x 8'2"

A good sized double room with a large window with shutters to the front.

#### Bedroom 3

10'5" x 7'10"

A double bedroom with a window and shutters to the front. There is a very large built in cupboard in this room.

#### Bedroom 4

9'6" x 8'6"

A double room to the rear with window and shutters overlooking the rear garden.

#### Family bathroom

8'2" x 7'10"

A lovely bathroom with a freestanding contemporary bath with waterfall tap and hand held shower. There is also a walk in shower cubicle with both a rainfall and a handheld shower. There is a sink in a vanity unit with a mirror above as well as a heated towel rail. The window with shutters overlooks the rear garden.

#### Garden and garden room

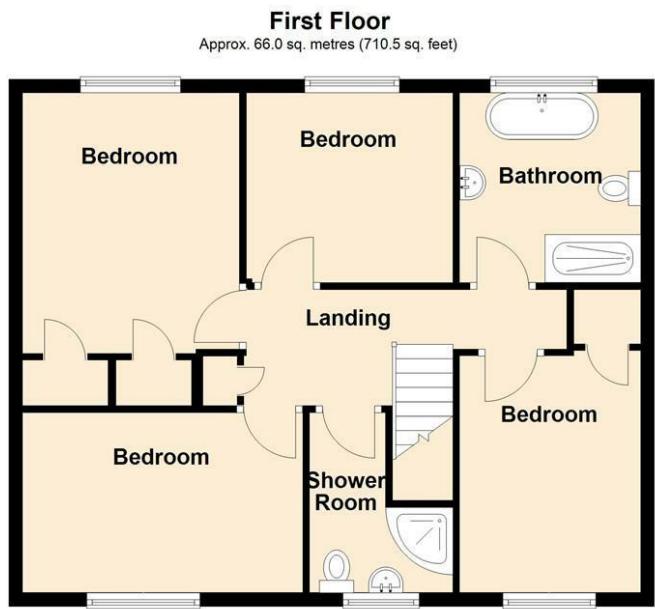
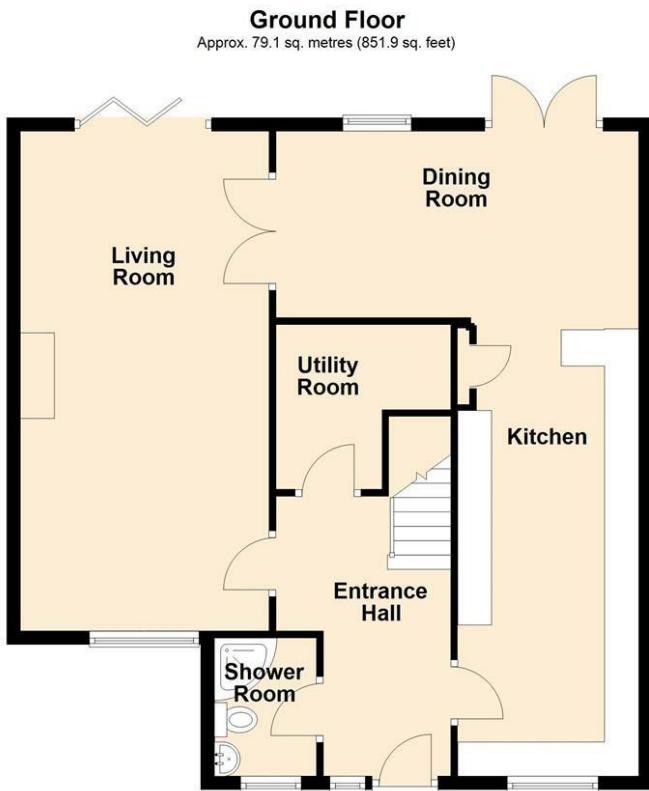
This south westerly facing garden was completely landscaped in 2024 and is a fabulous oasis to relax in. There is a spacious stone patio with plenty of space for table and chairs. The raised lawn area is bordered by wooden sleepers with a path leading to another patio area used for the BBQ. The garden is not overlooked to the rear. There is a secure access path down the side of the house to the front.

The garden room was installed in 2024 as part of the landscaping. It is split into 2 sections, there is a room with double glazed window and door onto the garden which is currently used as a TV room but could be used as a study. The room is serviced with light and power. There is also a covered outdoor seating area with heating and lights.

#### Other information

The extension into the former garage and above to create the kitchen, extra bedroom and bathroom was done by the current owner in 2018. The combi boiler was installed as part of this work.

## Floor plans



## 28 Dornoch Avenue, 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	67	72
EU Directive 2002/91/EC		

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