



5 | Bramley Close | Southwell | NG25 0JB

£265,000

FENTON JONES

Key features

- Traditional semi detached family home
- Cul-de-sac location in Southwell
- Open plan kitchen and dining room
- 3 bedrooms with potential to extend into the loft (STPP)
- Private off road parking
- Fully enclosed garden
- Walking distance to schools and shops
- Minster school catchment
- No upward chain

Description

In the popular town of Southwell, this three bedroom home is perfectly placed for those looking to become part of a warm, community focused neighbourhood, renowned for its excellent schooling, sporting clubs and thriving family atmosphere.

Whether it's the highly regarded Minster School, junior schools and nursery facilities, or weekends spent at the tennis club, football and rugby pitches or many activities Southwell has to offer; this is a home that places everything a family could need within easy reach.

Inside, the property has been thoughtfully opened up to create a sociable kitchen diner stretching across the rear of the house; a space designed for busy mornings, family meals and entertaining friends. Doors lead through to the conservatory, bringing in plenty of natural light and creating an easy connection to the fully enclosed rear garden; ideal for children to play safely or for summer evenings outdoors.

A private driveway provides convenient off-street parking, while upstairs the three bedrooms offer comfortable accommodation for first-time buyers, young families, or those simply looking to establish themselves in this sought-after location.

There is also exciting potential to further enhance and extend the property over time, subject to the necessary permissions, with neighbouring homes having already converted into the loft space.

A home perfectly suited to buyers wanting to put down roots in one of Nottinghamshire's most desirable market towns.



Frontage

The property is at the head of the cul de sac. There is a gravel frontage for parking with hedge boundary. There is a path to the front door and the side gate to the rear garden.

Entrance Hall

7'6" x 5'2"

A light and airy hall with stairs up to the first floor and window to the side. There is space for coat storage and a glazed door through to the sitting room.

Sitting Room

14'5" x 11'5"

There is a chimney breast with an inset fireplace with a cream long burner on a tiled hearth. There is inbuilt shelving and a cupboard to one side of the fireplace. There is a large window to the front and wood effect flooring. With a door leading through to the kitchen dining room.

Kitchen Dining

20'8" x 9'2"

Kitchen

Fitted with white base and wall units and a solid wood countertop. There is an electric hob with extractor over and an inbuilt oven. There is space for a fridge/freezer, washing machine and dishwasher. The sink is beneath the window looking to the side of the property. There is a very useful under stairs storage cupboard and a back door out to the garden.

Dining

With plenty of room for a good sized dining table and double doors through to the conservatory. The floor is a wood effect laminate.

Conservatory

8'6" x 7'6"

With a low brick wall base and tiled floor. Double doors out to the patio and garden.







Stairs and landing

There are dogleg stairs up to the first floor with a window on the midway landing. The landing has loft access as well as access to all 3 bedrooms and the bathroom.

Bedroom 1

11'9" x 11'5"

A good sized double with a wall of built in wardrobes and a large window to the front. With laminate wood effect flooring.

Bedroom 2

11'9" x 9'6"

Another double bedroom with a window overlooking the rear garden and laminate flooring.

Bedroom 3

8'2" x 8'2" (max)

There is a window to the front and a large cupboard over the stair bulkhead.

Bathroom

9'2" x 4'11"

A contemporary style bathroom with a free standing bath and floor mounted tap. There is a shower cubicle with both rainfall and handheld shower heads. The sink is in a wall mounted vanity unit with drawers. The walls are part tiled with windows to both the side and the rear. There is a large heated towel rail.

Garden

This a good sized rear garden that is fully fenced with plenty of established trees. There is a lawn with a gravelled path to a raised decking seating area from which to enjoy the afternoon and evening sun. There is a block paved patio and a pedestrian gate and picket fence to the side of the house with space for the bins.

Floor plans

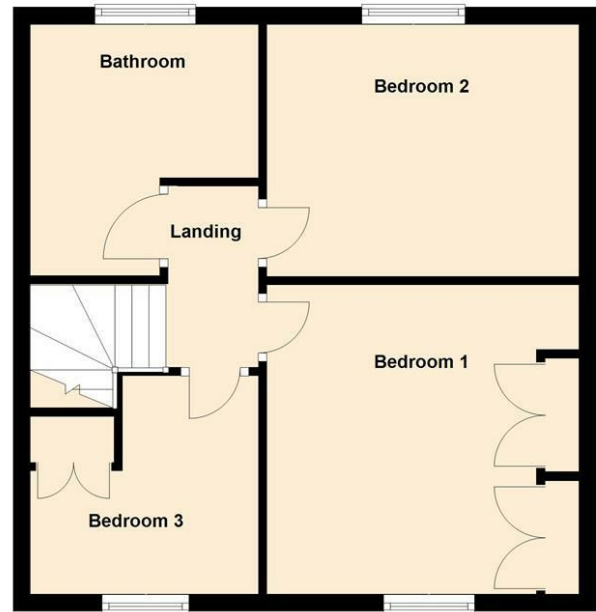
Ground Floor

Approx. 50.8 sq. metres (547.0 sq. feet)

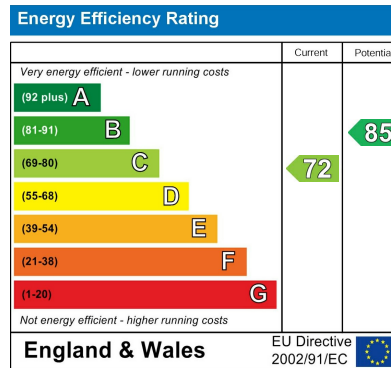


First Floor

Approx. 43.5 sq. metres (468.1 sq. feet)



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