





Burgage Villa
Burgage
Southwell
Nottinghamshire
NG25 0EP

£795,000

Internally, the living accommodation is modern, light and attractive with a fabulous open plan kitchen/diner with movable four seat island, quartz worktops, integrated appliances and utility area. The hallway leads to the downstairs w/c and round to the lounge and garden room which has a lantern roof and French doors to the rear. To the first floor there are three bedrooms, one having a luxurious en-suite, featuring a stunning free-standing slipper bath in addition to the bathroom with a double walk in shower. The master bedroom features a Juliette balcony that opens to far reaching views over Southwell and beyond.

Outside the private walled front garden has been landscaped to create a fabulous open space with a brand new patio that wraps around the property to the rear, here you will find a large landscaped space that you can put your own stamp on, along with space for a garage, carport, barbecue area, outbuildings and extensive parking. Viewing is highly recommended to appreciate all this property has to offer.

















Ground Floor

Entrance Hall

13'10 x 5'10 (4.22m x 1.78m)

Enter the property through the composite front door into the hallway, limestone tiled floor, bespoke cupboards housing the meter and electrics, radiator in decorative cover, under stairs storage, stairs to the first floor.

Kitchen/Diner/Utility area

Stunning fitted kitchen with soft close base, wall and drawer units in cream, corner carousel cupboards, quartz worktop surfaces, upstands and under worktop LED lighting, one and a half bowl sink and drainer, mixer tap, Bosh electric oven, Bosh combination microwave oven, ceramic hob, glass and stainless steel extractor hood, integrated fridge/freezer and dishwasher, window to the rear garden, four seat island with quartz breakfast bar and additional storage, space for dining table, designer radiator, window to the front garden, wall mounted tv screen for wireless controlled external CCTV. The utility area is fitted with matching units with space for a washing machine and dryer, Belfast sink, wall mounted Worcester boiler, UPVC door to the rear garden, upright radiator.

Cloakroom

This downstairs cloakroom really adds a touch of glamour to the décor with its striking black and white design, comprising low level WC, wash hand basin in white, black tiled floor and black tiled walls with accent wallpaper, window to the rear, heated towel ladder.

Lounge

Window to the front garden, designer radiator, tv point, wood floor.

Garden Room

A continuation from the lounge this fabulous garden room is light and airy with newly fitted lantern roof and sliding doors to the rear garden, there is an additional window to the side, designer radiator, inset spot lighting.

First Floor

Landing

Window to the front garden and spectacular views of the Burgage, designer radiator, access to the loft.

Bedroom One

Dual aspect with window to the front having a beautiful view over the Burgage, French doors with Juliette balcony to the rear, tv point, radiator, electric sockets with USB ports.

Bedroom Two

The perfect guest bedroom with window to the rear garden, radiator and door to:

En-Suite

Stylish and chic en-suite with free standing slipper bath, low flush WC, wash hand basin, fully tiled walls and floor, window to the front, mirrored wall cabinet, heated towel ladder.

Bedroom Three

The third bedroom is also a double but would make the perfect study with window to the front garden and spectacular Burgage views, radiator.

Bathroom

Double walk in shower cubicle, wash hand basin, low flush WC in white, fully tiled walls and floor, mirrored wall cabinet, wall mounted vanity storage, heated towel ladder, window to the rear.

Outside

The property sits centrally on a large plot with a generous amount of space to the front and rear. The private walled gardens are a blank canvas for a purchaser to decide how they wish to utilise the space available. To the front the gate is operated by an internal intercom system, to the rear there is an electricity supply ready a garage, carport, barbecue area, outbuildings, together with extensive parking.

Money Laundering

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Gascoines require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to Gascoines instructing solicitors in the purchase or the sale of a property.

Outgoings

Council Tax Band E

Property Tenure

Freehold with vacant possession.

Viewings

Contact Gascoines Southwell for more information.

Room Measurements

All dimensions are approximate. There may be some variation between imperial and metric measurements for ease of reference. Dimensions should not be used for fitting out.

Terms And Conditions

For our full Terms and Conditions visit www.gascoines.co

The Consumer Protection From Unfair Trading (2008)

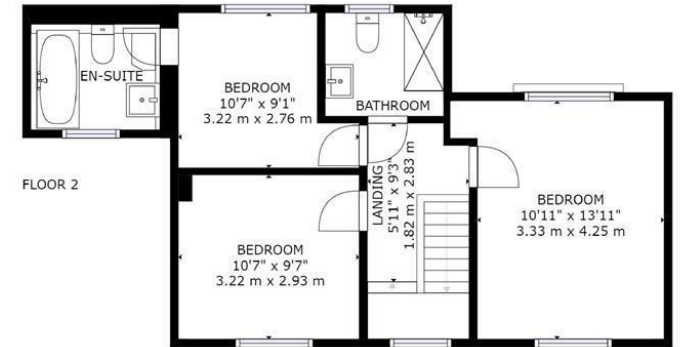
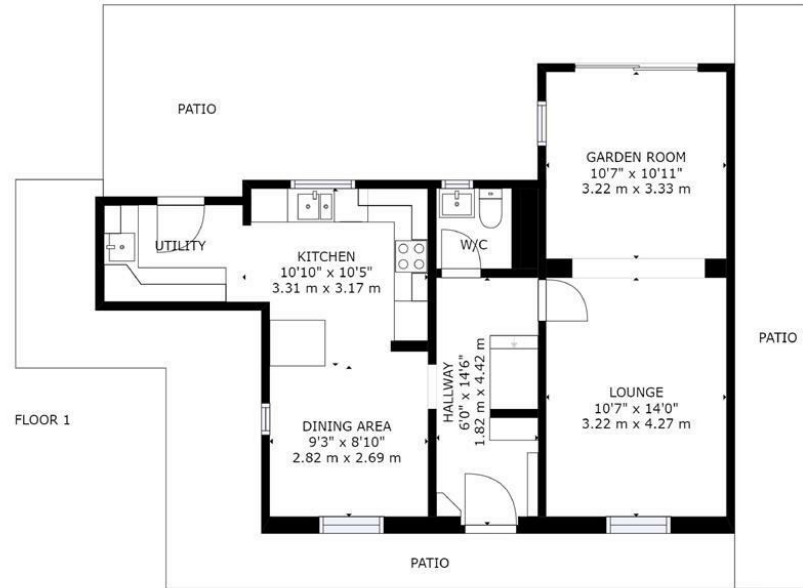
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	68	80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive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



GROSS INTERNAL AREA
FLOOR 1: 644 sq. ft, 60 m², FLOOR 2: 530 sq. ft, 49 m²
TOTAL: 1174 sq. ft, 109 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.