



An exceptional five bedroomed detached property

35 Becketts Field, Southwell, Nottinghamshire

Freehold



A modern detached family home • Benefits from many additional extras • Two zone heating system • Three generous reception rooms • Open plan living / dining kitchen • Five bedrooms, two en suites • Family bathroom • Professionally landscaped gardens • Double garage • Highly sought after location

Local Information

The property enjoys an enviable position set in the highly desirable Minster town of Southwell. Within easy reach of the excellent facilities in the town centre which boasts many independent traders and a good range of local cafes and restaurants.

There is sought after primary and secondary schooling within easy access of the house including the Southwell Minster School. Southwell is best known as being the site of the Minster with its towers dominating the local skyline.

The market town lies some 15 miles from Nottingham and 9 miles from Newark-on-Trent and the main A1. Newark Northgate station provides regular rail links to London St Pancras in 72 minutes.

About this property

This substantial property has been built to a premium specification with features including high ceilings, double garage and nestling on the largest plot of the development.

The ground floor features an entrance hall, two cloak cupboards and wc, sitting room, dining room, study, open plan dining / living kitchen and utility.

To the first floor the principle bedroom features a luxurious adjoining dressing room and en suite. There are a further four bedrooms with one additional en suite plus family bathroom.

Outside, the property features a professionally landscaped rear garden, with Indian sandstone paving, two seating areas and delightful Japanese themed area with pergola.

The property is situated across the road from the Ofsted Outstanding rated Minster School and Leisure Centre.

Ground floor - Canopy porch, oak porch with a pitched tiled roof.

Reception hall, composite door with glazed panel inset, two boot/shoe/coats cupboards, radiator, Karndean floor, stairs to the first floor.

Study / home office, double glazed window to front and radiator.

Cloakroom, half tiled with low level WC, pedestal wash hand basin, radiator, Karndean floor.

Sitting room, double glazed window to front, two radiators, double doors leading to the dining room.





Dining room, double glazed double doors to rear with double glazed side panels and radiator.

Open plan dining / living kitchen, quartz granite work surface and breakfast bar, an ample range of white gloss base and wall units with quartz granite splashback, double oven, five ring hob with cooker hood over, undermounted stainless steel sink with grooved drainer, integrated fridge/freezer and dishwasher, LED spotlights, Karndean flooring.

Living / dining area, double glazed double doors to rear and double glazed side panels with double glazed window to either side, radiator, pantry and under stair pantry.

Utility room, a range of low and high level white gloss units, quartz granite work surface with grooved drainer sink and quartz granite splashback, plumbing for washing machine and space for dryer, radiator, double glazed door to the side elevation.

First floor - Landing, airing cupboard/linen store, access to loft with light

Principle bedroom, double glazed window to front, radiator and tv point. Dressing area, mirror fronted wardrobes with sliding doors to both sides.

En suite, double shower with drench head/hand held shower, wash hand basin, low level wc, part tiled walls, heated towel rail, double glazed window to rear and tiled floor.

Bedroom two, fitted wardrobes, radiator, double glazed window to rear with views of Holy Trinity Church.

En suite, double shower in tiled recess with drench head/ hand held shower, wash hand basin, low level wc, half tiled, heated towel rail, double glazed window to rear and tiled floor.

Bedroom three, fitted wardrobes, double glazed window to front and radiator.

Bedroom four, double glazed window to front and radiator.

Bedroom five, double glazed window to rear with views of Holy Trinity Church and radiator.

Family bathroom, comprising bath with recessed mixer tap, shower in recessed cubicle with hand held shower and drench head, wash hand basin, low level wc, splash tiled walls, heated towel rail, double glazed window to side and tiled floor.

OUTSIDE - to the front of the property, a tarmac driveway gives off road parking for numerous vehicles and leads to the large double garage with two up and over doors, one being electric, the garage has been lofted out for storage and extra lighting has been installed.





The front gardens are lawned with flower/shrub borders and lead to a side hand gate giving access to the rear.

There is a paved sandstone patio to the rear and the garden has been professionally landscaped and includes a feature corner raised area providing a 'morning sun trap' with railway sleeper border. There is a further patio and sandstone paved area around the house. There are light sensors around the house and a secluded area for the garden shed and bins. A garden that needs to be seen to be appreciated.

Tenure

Freehold

Energy Performance

EPC Rating = B

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Nottingham Office.
Telephone: +44 (0) 115 934 8020.

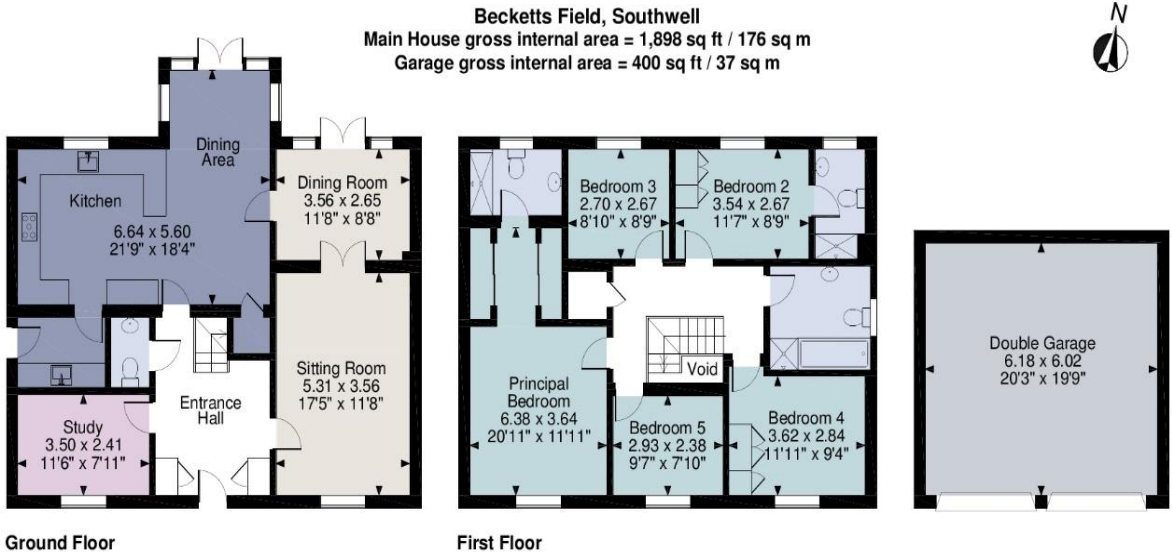





Becketts Field, Southwell, Nottinghamshire, NG25
Gross Internal Area 1898 sq ft, 176.3 m²
Garage 400 sq ft, 37 sq m

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

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