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**35 WOODLAND VIEW, SOUTHWELL, NOTTINGHAMSHIRE,
NG25 0AG**

£450,000





A spacious and well maintained detached family home situated in this popular residential location. Extended and modernised by the present owners the accommodation comprises large entrance hall, cloakroom, living room, dining room, office/study and light and airy kitchen/diner. To the first floor master bedroom with en-suite, three further double bedrooms and family bathroom. Outside block paved parking for three cars leads to garage 16'5" x 14' with utility area. Lawn front garden with rear enclosed tiered lawn garden, slabbed raised patio and timber shed. The well stocked garden offer superb elevated views over Southwell and beyond.



GROUND FLOOR

ENTRANCE HALL

17' 2" x 10' 10max" (5.23m x 3.3m) UPVc glazed panel door, radiator, wall lights, understairs storage, stairs to first floor

LIVING ROOM

17' 11" x 10' 6" (5.46m x 3.2m) large UPVc window to front with rear UPVc window overlooking rear gardens, radiator



DINING ROOM

12' 3" x 10' 6" (3.73m x 3.2m) sliding patio door to rear, radiator

OFFICE/STUDY

10' 4" x 7' 2" (3.15m x 2.18m) UPVc window to front and side, radiator

CLOAKROOM

6' 3" x 2' 10" (1.91m x 0.86m) low level wc, wash hand basin with vanity storage

OPEN PLAN KITCHEN/DINER

14' 1" x 14' (4.29m x 4.27m) light and airy room with delightful glass pitched roof, ample wall and floor mounted units, wooden worksurfaces, Franke stainless steel single drainer sink unit, Neff oven and hob with extractor over, Integrated dishwasher, CDA microwave, space for fridge/freezer, UPVc windows to rear and side with UPVc door, radiator



FIRST FLOOR

LANDING

15' 2" x 7' (4.62m x 2.13m) Large UPVc window to front, access to roof space

MASTER BEDROOM

15' 9max" x 13' 7" (4.8m x 4.14m) UPVc window to front and side, radiator

ENSUITE

7' 9" x 4' 10" (2.36m x 1.47m) modern suite comprising shower cubicle with Mira Sport shower, low level wc, wash hand basin, vanity storage, fully tiled surround, heated towel rail and UPVc window to rear



BEDROOM TWO

12' 3" x 10' 6" (3.73m x 3.2m) UPVc window to rear, radiator

BEDROOM THREE

10' 7" x 10' 7" (3.23m x 3.23m) UPVc window to rear, radiator

BEDROOM FOUR

14' x 9' (4.27m x 2.74m) UPVc window to rear, radiator





FAMILY BATHROOM

7' 8" x 7' (2.34m x 2.13m) P shaped bath with side screen and Aqualisa shower, low level wc, wash hand basin, vanity storage, splash tiled surround, radiator

OUTSIDE

Block paved driveway leads to garage 16'5" x 13'9" having up and over door, tap and light and power, rear utility area with wall and base units, plumbed for washing machine, stainless steel single drainer sink unit and dryer space, side UPVc window, door to kitchen. Front lawn garden with flower/shrub border, gated side access to rear garden being private and having superb views over Southwell and beyond. Slab patio overlooks the lawn which is tiered with mature flower/shrub beds and borders, corner seating area for the late afternoon and evening sun, timber shed

LOCAL AUTHORITY

Newark and Sherwood District Council, Castle House, Great North Road, Newark, NG24 1BY Council Tax Band C

SERVICES

All mains services are connected to the property. Mains drainage. We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

TENURE

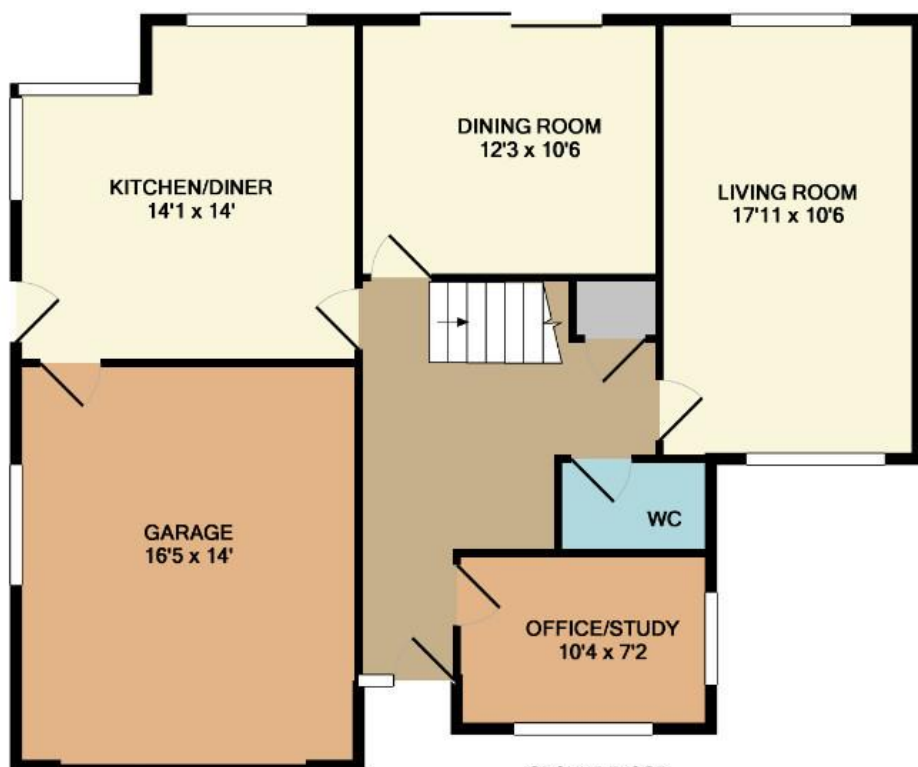
Freehold with vacant possession.

VIEWING

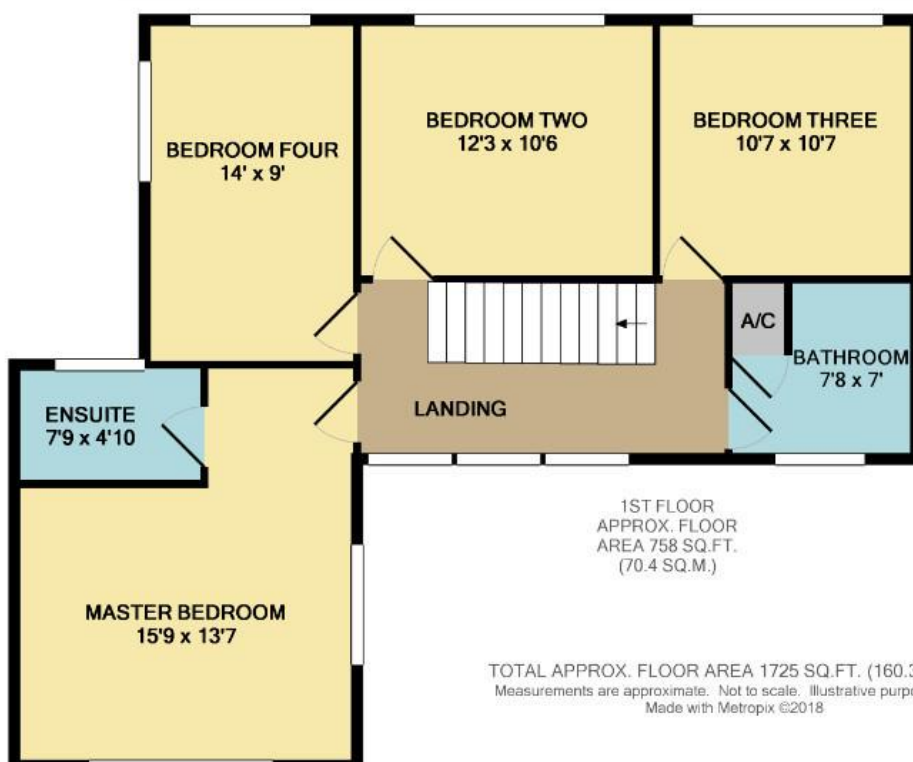
By appointment with the agents office.







GROUND FLOOR
APPROX. FLOOR
AREA 967 SQ.FT.
(89.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 758 SQ.FT.
(70.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1725 SQ.FT. (160.3 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements