



Burgage Lane | | Southwell | NG25 0ER

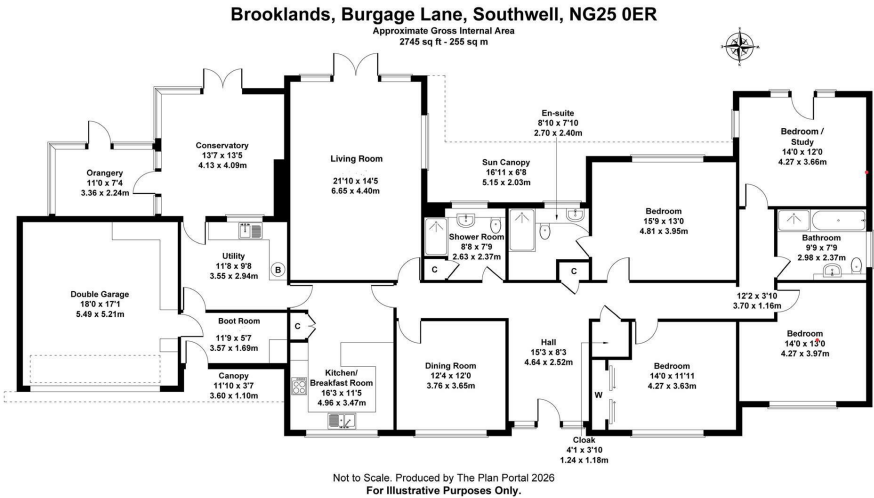
Offers Over £950,000

JF
Jonathan Fitzpatrick
VILLAGE & COUNTRY HOMES

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Guide price £950,000 - £975,000. Occupying a magnificent plot of almost an acre within one of Southwell's most prestigious residential addresses, this impressive 4 double bedroom detached bungalow of over 2700 sq ft. (255 sq. metres) offers generous, well-balanced accommodation surrounded by beautifully landscaped gardens. Approached via a sweeping driveway that creates an immediate sense of arrival, the property sits privately within its mature grounds and enjoys a particularly attractive setting with a pleasant rural aspect to the rear. The driveway leads to a substantial double garage, while the broad frontage and expansive lawned gardens give the home a striking presence from the moment you arrive. Inside, the accommodation is thoughtfully arranged with a highly practical layout that naturally separates the living and bedroom accommodation. This design allows the principal reception spaces to flow effortlessly together while maintaining a calm and private bedroom wing. Large windows and glazed doors throughout ensure that the gardens remain a constant backdrop, filling the home with natural light and providing views across the surrounding greenery from almost every room. The reception areas are generous and versatile,

- Magnificent 4 double bedroom, 4 reception room (including orangery) detached architect designed bungalow on superb landscaped plot of just under one acre
- Double garage and sweeping driveway approach with extensive parking
- Re-fitted kitchen breakfast room with separate utility and boot room
- Solar panels with index linked feed-in tariff
- Highly regarded location just a short walk to the historic town centre and Minster
- Re-fitted family bathroom, separate shower room and re-fitted en suite shower/wet room to principal bedroom
- Superb lounge with contemporary recessed fireplace and views across the rear gardens



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		83	85
(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	

64 Main Street
Farnsfield
Nottinghamshire
NG22 8EF
01623 392676
mail@jfea.co.uk
www.jfea.co.uk