



# BECHER'S COURT

— THE BURGAGE —



*Computer generated images (CGIs) for indicative purposes only*

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## 16 BECHER'S COURT

£600,000

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A freehold three-storey, four-bedroom luxury townhouse, in a sympathetic and well-designed refurbishment of a Grade-2 listed building. Features include a garage, car-parking space and a very large attractively paved garden.

This very spacious new home is situated close to the historic Southwell Minster and the amenities of Southwell town centre. The property is finished to the highest standard, and offers a unique opportunity to enjoy contemporary living in an exceptionally attractive setting.

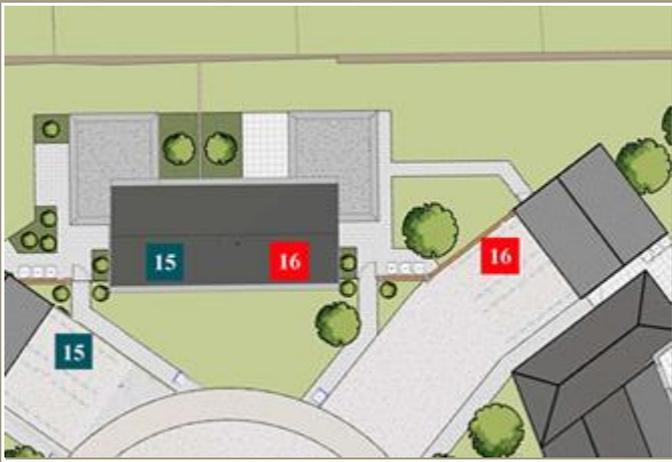
No-16 Becher's Court is part of the development of Southwell's historic Burgage site, and provides the perfect family home in an attractive landscaped setting, close to all the amenities of an attractive market town.

Total living space of 1764-sq ft (164-sq metres) is provided, laid out on the ground floor to provide an exceptionally large living space, and very attractive open-plan kitchen and dining area, plus a guest cloak.

Accommodation on the first-floor comprises two double bedrooms, one of which is en-suite, and the family bathroom; on the second-floor there is the master bedroom with en-suite facilities, plus a fourth bedroom.

Every attention to detail has been paid to the design and construction of this new home, which brings a new lease of life to a location with a well-documented history. The property is fitted-out with the high specification kitchen, bathroom and en-suite facilities to be expected on a new development of this exceptional quality.

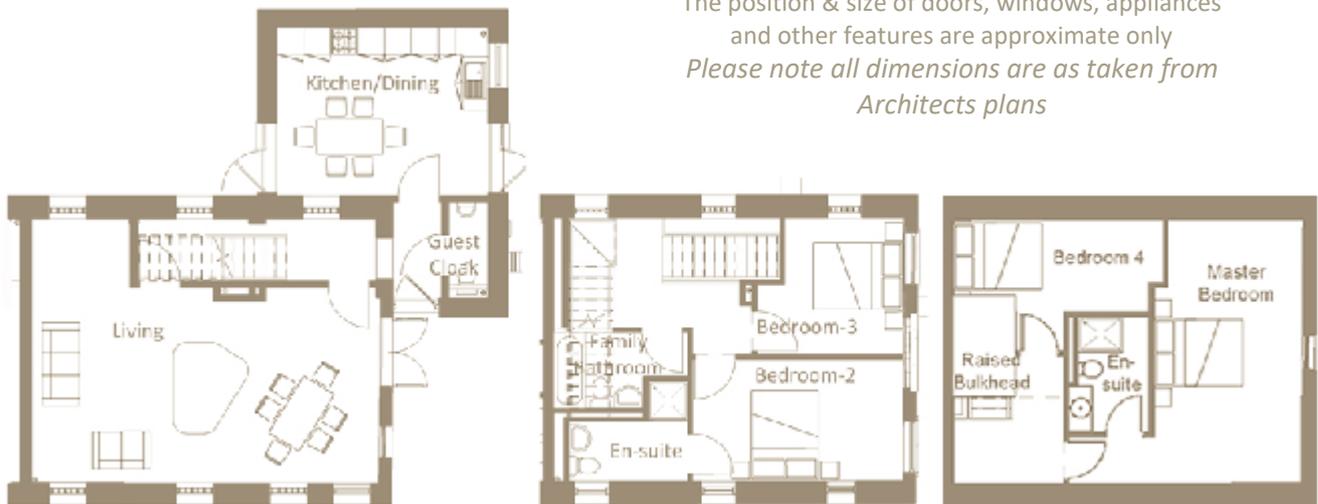
No-16 Becher's Court offers a rare opportunity to buy a highly desirable new family home in a sought-after location, close to the amenities of historic Southwell.



## FLOORPLAN for 16 Becher's Court

FOR ILLUSTRATIVE PURPOSES ONLY  
NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only  
*Please note all dimensions are as taken from Architects plans*



Spacious and convenient accommodation, fitted out and finished to the highest standards, providing 1764-sq feet (164-sq metres) of living space, laid out as follows:

### **On the ground-floor:**

- Reception Hall 7' 1" x 3' 7" (2.16m x 1.10m)
- Living Area 25' 8" x 19' 4" (7.82m x 5.91m)
- Kitchen/Dining 15' 6" x 12' 4" (4.74m x 3.78m)
- Guest Cloak 7' 1" x 3' 11" (2.16m x 1.20m)

### **On the first-floor:**

- Bedroom-2 15' 6" x 9' (4.75m x 2.74m)
- En-suite 8' 9" x 4' 5" (2.68m x 1.36m)
- Bedroom-3 10' 2" x 9' (3.10m x 2.74m)
- Family Bathroom 5' 6" x 5' 6" (1.70m x 1.70m)

### **On the second-floor**

- Master Bedroom 19' 6" x 10' 2" (5.94m x 3.10m)
- En-suite 7' 4" x 5' 11" (2.25m x 1.81m)
- Bedroom-4 15' 6" x 8' (4.73m x 2.43m)

