



**Orchid Drive, Farndon NEWARK NG24 3TX**





**welcome to**

**Orchid Drive, Farndon NEWARK**

A fantastic two-bedroom end-terraced house located in the popular village of Farndon with great access to the A46 for commuters. Briefly comprising kitchen, two reception rooms, two bedrooms, family bathroom, driveway and a rear enclosed garden.



### Entrance Hall

Leading into a bright and welcoming entrance hall with storage cupboard and radiator.

### Living Room

15' 3" x 11' 10" ( 4.65m x 3.61m )

Living room with double glazed window to the rear, two radiators, stairs rising to the first floor and fully glazed uPVC door to the garden. Archway leading through to the dining room.

### Dining Room

7' 2" x 15' 6" ( 2.18m x 4.72m )

Separate dual aspect dining room with panelling, double glazed French doors to the rear and double glazed window to the front.

### Kitchen

7' 10" x 8' 5" ( 2.39m x 2.57m )

A range of low and eye level units with part tiled walls, stainless steel sink and drainer, integrated dishwasher, integrated fridge/freezer, plumbing for washing machine, electric cooker, extractor. integrated microwave and double glazed window to the front.

### First Floor

#### Landing

First floor landing with loft hatch and access into both bedrooms and family bathroom.

### Bedroom One

12' 5" x 9' 4" excluding wardrobe ( 3.78m x 2.84m excluding wardrobe )

A generous DOUBLE bedroom with radiator, built in wardrobes and double glazed window to the rear.

### Bedroom Two

5' 7" x 11' 6" ( 1.70m x 3.51m )

A good sized second bedroom with radiator and double glazed window to the side.

### Family Bathroom

A modern three piece family bathroom with part tiled walls, WC, wash hand basin, bath with shower over, radiator, storage cupboard and obscured double glazed window.

### Outside

#### Front Garden

The front of the property benefits from driveway parking.

#### Rear Garden

The rear of the property is enclosed with timber fencing, paved patio around and small laid to lawn area.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Orchid Drive, Farndon NEWARK

- END TERRACED HOUSE
- TWO BEDROOMS
- KITCHEN WITH INTEGRATED APPLIANCES
- LIVING & DINING ROOM
- THREE PIECE FAMILY BATHROOM

Tenure: Freehold EPC Rating: C

**£195,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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