



Orchard Farm Close, £340,000

- NO CHAIN!
- Peaceful cul-de-sac
- Open-plan design
- TWO reception rooms
- Council Tax: C
- EPC Rating: C



 3  1  2



About the property

This immaculate, detached property in a highly sought-after location. Situated in a peaceful cul-de-sac, this property is conveniently located near local schools and comes with an integrated garage.

The house offers an open-plan layout, creating a seamless flow from the kitchen to the reception rooms. The kitchen is a highlight of the property, featuring tasteful wood countertops and ample natural light. With room for a dining table, it's perfect for family meals or entertaining guests.

The property boasts two spacious reception rooms, each featuring stunning wood floors and large windows that provide an abundance of natural light. Both rooms overlook the garden, offering serene views. The second reception room also provides direct access to the garden, perfect for indoor-outdoor living during the warmer months.

The property includes three bedrooms: a master bedroom with built-in wardrobes, a double bedroom, and a single bedroom. These rooms offer plenty of space for a growing family, or for accommodating guests.

The well-maintained garden is a further selling point, offering a peaceful outdoor space for relaxation or play. Additionally, the property benefits from a single garage, perfect for secure parking or extra storage. With an EPC rating of C and council tax band C, this property is an excellent choice for first-time buyers or families, offering a balance of comfort, style, and practicality.





Accommodation

Entrance Hall

Living Room

17' 4" Max x 12' 7" Max (5.28m Max x 3.84m Max)

Kitchen/Diner

17' 3" Max x 9' 10" Min (5.26m Max x 3.00m Min)

Reception Room

12' 4" x 7' 10" (3.76m x 2.39m)

Garage

16' 9" x 8' 1" Min (5.11m x 2.46m Min)

Bedroom One

10' 10" Min x 9' 10" Max (3.30m Min x 3.00m Max)

Bedroom Two

10' 6" x 9' 5" (3.20m x 2.87m)

Bedroom Three

7' 7" x 7' 2" (2.31m x 2.18m)

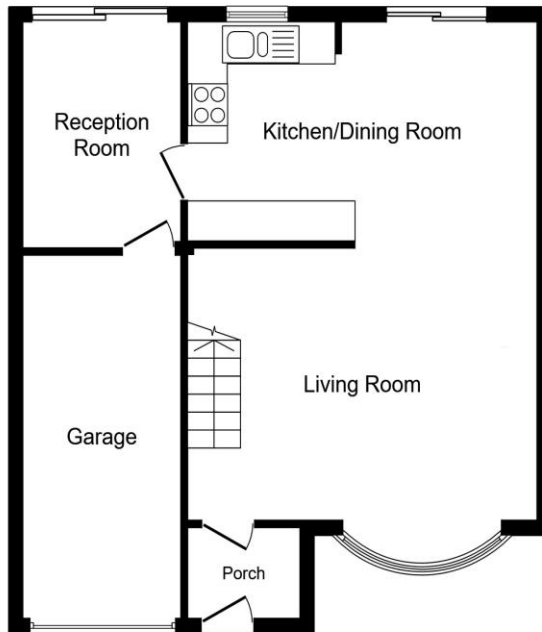
Bathroom

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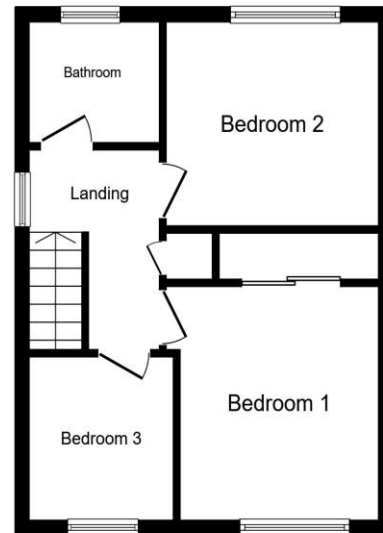


Floorplan



Ground Floor

Floor area 61.3 sq.m. (660 sq.ft.)



First Floor

Floor area 37.0 sq.m. (398 sq.ft.)

Total floor area: 98.4 sq.m. (1,059 sq.ft.)

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