



45 ORCHARDSIDE ROAD, EAST MARKHAM
£425,000

BROWN & CO

45 ORCHARDSIDE ROAD, EAST MARKHAM, NEWARK, NG22 0FP

DESCRIPTION

A recently built detached family home filled with natural light, delivering flexible living arrangements and generous rear garden for the enjoyment of outdoor family life.

Accommodation commences with a reception hall to one side of which is a front aspect lounge with contemporary fireplace. To the other side is a useful second reception room ideal as cosy snug, home office, gaming etc.

A particular feature is the wonderful open plan living dining kitchen permitting relaxed family gathering, cooking, dining and having immediate access to the rear grounds via double doors. A fitted utility room and cloakroom complete the ground floor accommodation.

At first floor level sleeping space radiates around the galleried landing with master bedroom having fitted wardrobes and an en suite shower room. The other three bedrooms are well proportioned and the family bathroom is bright and well fitted.

Externally there is a front driveway with brick built garage and the aforementioned generous rear garden together with side amenity space.

The property is equipped with LPG central heating.

LOCATION

The property is tucked away nicely at the very end of Orchardside Road within the highly regarded village of East Markham. The village retains several amenities, has an active local community with several clubs and societies run via the village hall, recreation ground and a public house too. The village primary school is very popular, feeding the much sought after nearby Tuxford Academy.

The A57 bypasses the village meaning it is well placed for accessing the areas excellent transport network. The A57 intersects the A1 at nearby Markham Moor making it ideal for

commuting and accessing the wider motorway network. Both Retford to the north and Newark to the south have direct rail services into London Kings Cross (approx. 1hr 30 mins from Retford, less from Newark).

Leisure amenities and educational facilities (both state and independent) are well catered for.

DIRECTIONS

What3words:///inform.shoulders.tolerates

ACCOMMODATION

RECEPTION HALL staircase to galleried landing.

LOUNGE 14'4" x 11'9" (4.37m x 3.58m) front aspect with focal contemporary fireplace having gas fire.



SNUG/HOME OFFICE 9'8" x 7'8" (2.93m x 2.34m) front aspect.

OPEN PLAN LIVING DINING KITCHEN 23'5" x 17'2" to 10'5" (7.14m x 5.22m to 3.17m) the kitchen area has a range of pale sage green Heritage coloured units to wall and floor level including peninsular divide, woodblock effect worktops with complementing upstands. 1.5 sink unit. Appliances include double oven, gas hob, extractor and dishwasher. Ample living and dining space flooded with

natural light having direct garden access via double doors. Useful under stairs storage cupboard.



UTILITY ROOM 6'3" x 5'5" (1.90m x 1.66m) range of units to complement the kitchen including worktops and sink unit. Rear entrance door, plumbing for washing machine, concealed Ideal Logic LPG central heating boiler.

CLOAKROOM wc, basin.

FIRST FLOOR

GALLERIED LANDING

BEDROOM ONE 12'0" x 9'8" to 14'4" (3.66m x 2.95m to 4.36m) measured to front of mirrored wardrobes, rear aspect. Off to



EN SUITE SHOWER ROOM with generous showering enclosure, basin, wc, half tiled to complement, chrome towel warmer.



BEDROOM TWO 14'10" x 9'2" (4.53m x 2.80m) rear aspect.



BEDROOM THREE 10'4" x 10'2" (3.15m x 3.09m) front aspect.

BEDROOM FOUR 12'0" x 8'8" (3.66m x 2.64m) front aspect.

HOUSE BATHROOM fitted with modern white suite including panelled bath having bath/shower mixer and side shower screen. Basin and wc. Half tiled to complement rising to full height in the bath/shower area. Chrome towel warmer.



OUTSIDE

Delightful plot with open plan front garden, lawned with shrubbery and paths leading to front door and side gate. The paths also link to the front driveway which facilitates off road parking and terminates at a **DETACHED BRICK BUILT SINGLE GARAGE 20'2" x 9'10" (6.15m x 3.00m)** with up and over door, light and power.

The rear garden is a particular feature being generously proportioned with patio accessible from living dining kitchen and utility room. An expanse of lawn lies beyond enclosed by fencing and featuring perimeter shrubberies. The rear garden flows by return to the side of the property where there is a further lawned garden area and useful amenity space with bark chipped area and hosting timber garden store having light and power.

A foot gate returns to the front grounds.

AGENTS NOTE: Service charge

For the year ended 31 March 2024, the gross service charge paid was £197.40, after rebate the sum paid was £106.56. For the year commencing 01 April 2024, the gross service charge payable is £201.84 before rebate.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

Council Tax: We are advised by Bassetlaw District Council that this property is in Band E.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

Viewing: Please contact the Retford office on 01777 709112.

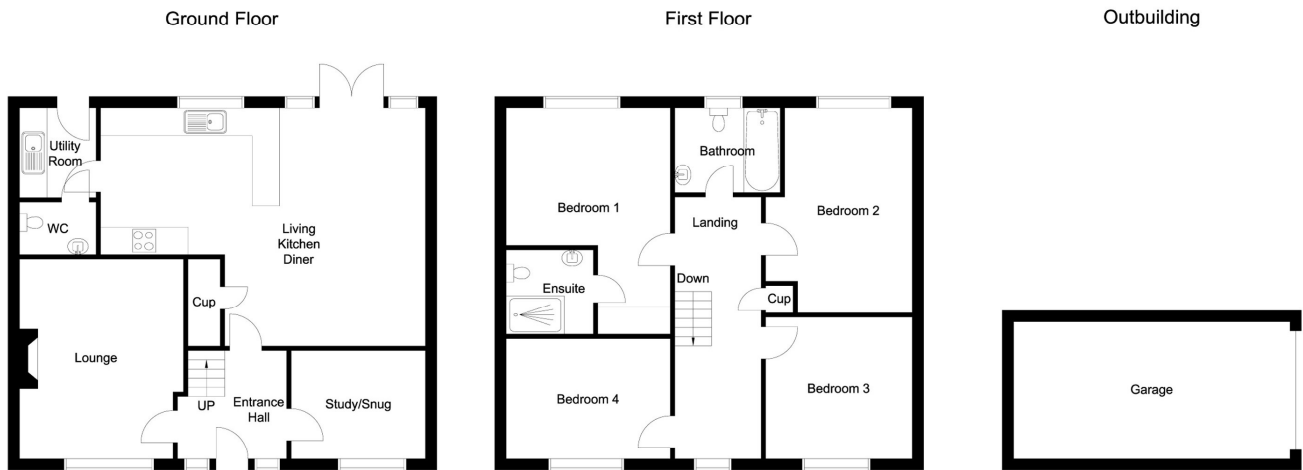
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home. Your home may be repossessed if you do not keep up repayments on your mortgage.

These particulars were prepared in February 2025.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	85	
(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	

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29-33 Grove Street, Retford, Nottinghamshire, DN22 6JP
01777 709112 | retford@brown-co.com

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