

# JOHNSONS & PARTNERS

Estate and Letting Agency



**39 ORCHARD VIEW**  
NOTTINGHAM, NG14 5EF

**£485,000**





## 39 ORCHARD VIEW

Nottingham, NG14 5EF

4 Bedroom Detached Family Home | Dining Kitchen | Large Utility Room | En-Suite | Bespoke Development of Only 14 Homes | \*\*All Images and 360 tours are for illustration Purposes Only\*\*

Orchard View is an exclusive development of bespoke two, three, four and five bedroom homes situated in a private setting in the desirable village of Burton Joyce.

Traditionally designed and built to the highest standards, these superb dwellings are classically styled outside and excellently appointed inside. They offer the best of modern living with contemporary yet timeless interiors and a superb specification providing exemplary convenience and comfort.

The development occupies an attractive location with views over the Trent Valley. The village has a variety of amenities for all the family, with a Primary School, recreational facility along with independent cafes and businesses as well as places to eat and drink. Burton Joyce also offers excellent transport links, including rail, to the city of Nottingham and surrounding market towns of Southwell and Newark on Trent.

Whether just setting out on your journey, building your career or raising a family, you will discover a wonderful lifestyle here.

### INTERNAL KEY FEATURES

- Gas central heating with thermostatically controlled radiators
- Double glazed Pilkington SN or similar UPVC windows
- TV/IT and telephone points and lighting
- Feature floors (where applicable)
- Emulsion paint finish to walls and ceilings throughout
- Bespoke entrance doors fitted with 5 lever mortice deadlocks
- Internal doors with brushed steel door furniture
- 10 year ICW Insurance Services Ltd warranty

### KITCHEN/UTILITY

- Induction hob, integrated electric oven and extractor hood
- Designer sink with monobloc modern mixer taps
- Plumbing for washing machine and dryer (optional extra of an integrated washing machine)
- Feature worktops with upstands
- Kitchen door choice (subject to build stage)

### Hallway

### Sitting Room

14'3" x 10'7" (4.35 x 3.25)

### Dining Room

10'4" x 10'3" (3.17 x 3.14)

### Dining Kitchen

22'11" x 9'6" (7 x 2.9)







- Utility**  
13'3" x 5'10" (4.04 x 1.80)
- Cloakroom / WC**
- Landing**
- Bedroom One**  
13'5" x 11'1" (4.10 x 3.38)
- En-Suite**
- Bedroom Two**  
11'1" x 10'4" (3.38 x 3.15)
- Guest Shower Room**
- Bedroom Three**  
8'7" x 9'11" (2.64 x 3.04)
- Bedroom Four**  
10'3" x 9'1" (3.13 x 2.78)
- Family Bathroom**
- Outside**
- Gardens**
- Garage**
- Driveway Parking**
- Reservation**
- Service Charge**
- Images/Photos/Visuals**
- Agents Disclaimer**
- Service Charge & Development Information**

## Floor Plan

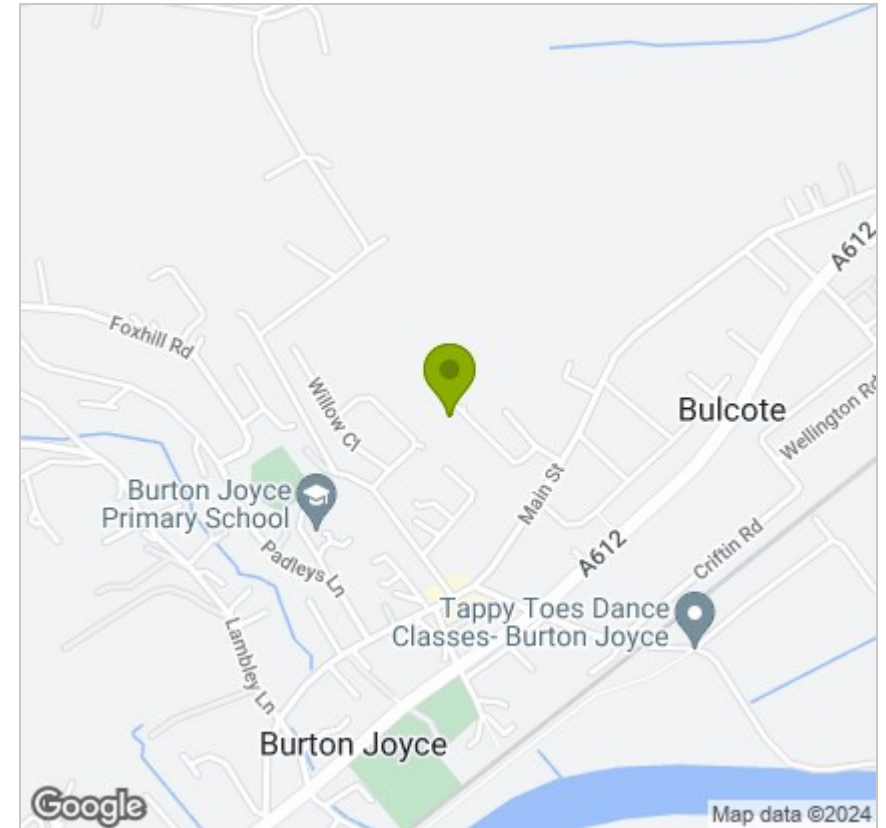


## Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

