

JOHNSONS & PARTNERS

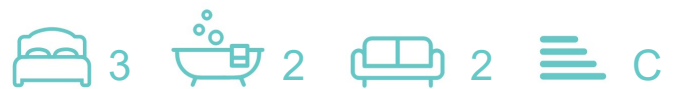
Estate and Letting Agency



3 ORCHARD CLOSE, BLEASBY

NOTTINGHAM, NG14 7GF

£375,000



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Three Bedrooms | Immaculately Presented | Southwell Minster School Catchment | Driveway for Multiple Vehicles | Popular Village Location |

Nestled in the idyllic village of Bleasby, this beautiful property presents an unparalleled opportunity to acquire a sublime three-bedroom semi-detached home, meticulously tailored for family living. With its prime position fronting the main street, this residence boasts a captivating blend of traditional charm and contemporary finesse.

Upon entering through the electric gates, you're greeted by a large driveway offering ample parking for multiple vehicles. The home immediately impresses with its extended accommodation, exhibiting a modern kitchen fitted with sleek granite worktops and a family room warmed by a multi-fuel burner, creating an inviting atmosphere for gatherings.

The spacious living room, adorned with an open fire, serves as the heart of the home, perfect for cosy evenings with loved ones. Natural light floods the interiors, enhancing the superb appointment throughout this immaculate property.

The sleeping quarters comprise three well-proportioned bedrooms, with the main bedroom benefiting from a modern en-suite. The converted attic space, accessible via a laddered staircase, presents a versatile area that can effortlessly transform into a home office or playroom.

Outside, the beautifully landscaped gardens offer a serene backdrop for outdoor entertainment or tranquil relaxation.

Families will also appreciate the property's proximity to Southwell Minster School, and Bleasby C of E Primary School, reinforcing the home's desirability for those seeking an esteemed educational catchment area.

This property is a residence of distinction, offering a superior standard of village living within the revered Nottinghamshire landscape. This is a home where cherished memories are destined to flourish.

Entrance Hallway
10'10" x 6'1" (to stairs) (3.32 x 1.86 (to stairs))

Living Room
17'3" x 14'11" (max) (5.26 x 4.55 (max))

Kitchen
7'8" x 10'4" (2.35 x 3.15)

Dining Area
12'0" x 9'2" (3.67 x 2.80)

Living Area
12'4" x 9'2" (3.77 x 2.80)

Bathroom
4'9" x 8'0" (1.46 x 2.46)

Frist Floor Landing

Bedroom One
13'5" x 10'10" (4.10 x 3.32)

En-Suite
2'7" x 8'3" (0.79 x 2.53)

Bedroom Two
7'10" x 12'9" (2.41 x 3.89)

Bedroom Three
9'1" x 12'4" (2.78 x 3.77)

Loft Room
8'6" x 22'3" (2.6 x 6.8)
With Electricity and Central Heating (Radiators)

Workshop and Sheds

Agents Disclaimer
Disclaimer -

Council Tax Band Rating - Newark and Sherwood Council – Tax Band B

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

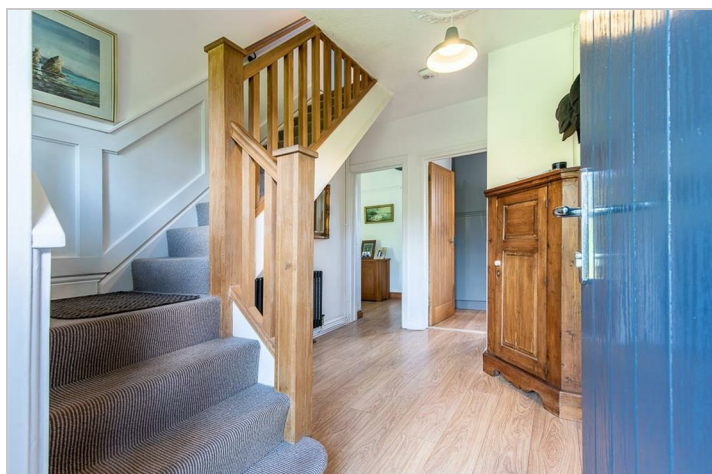
The vendor has advised the following:

Property Tenure is [Freehold or Leasehold]

Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



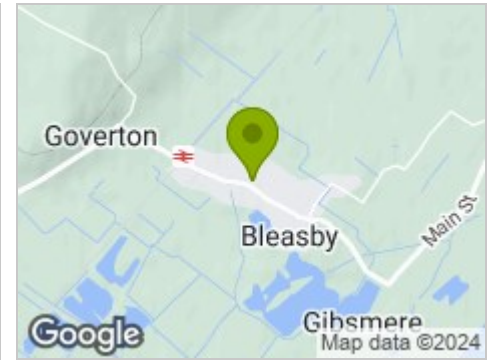
Road Map



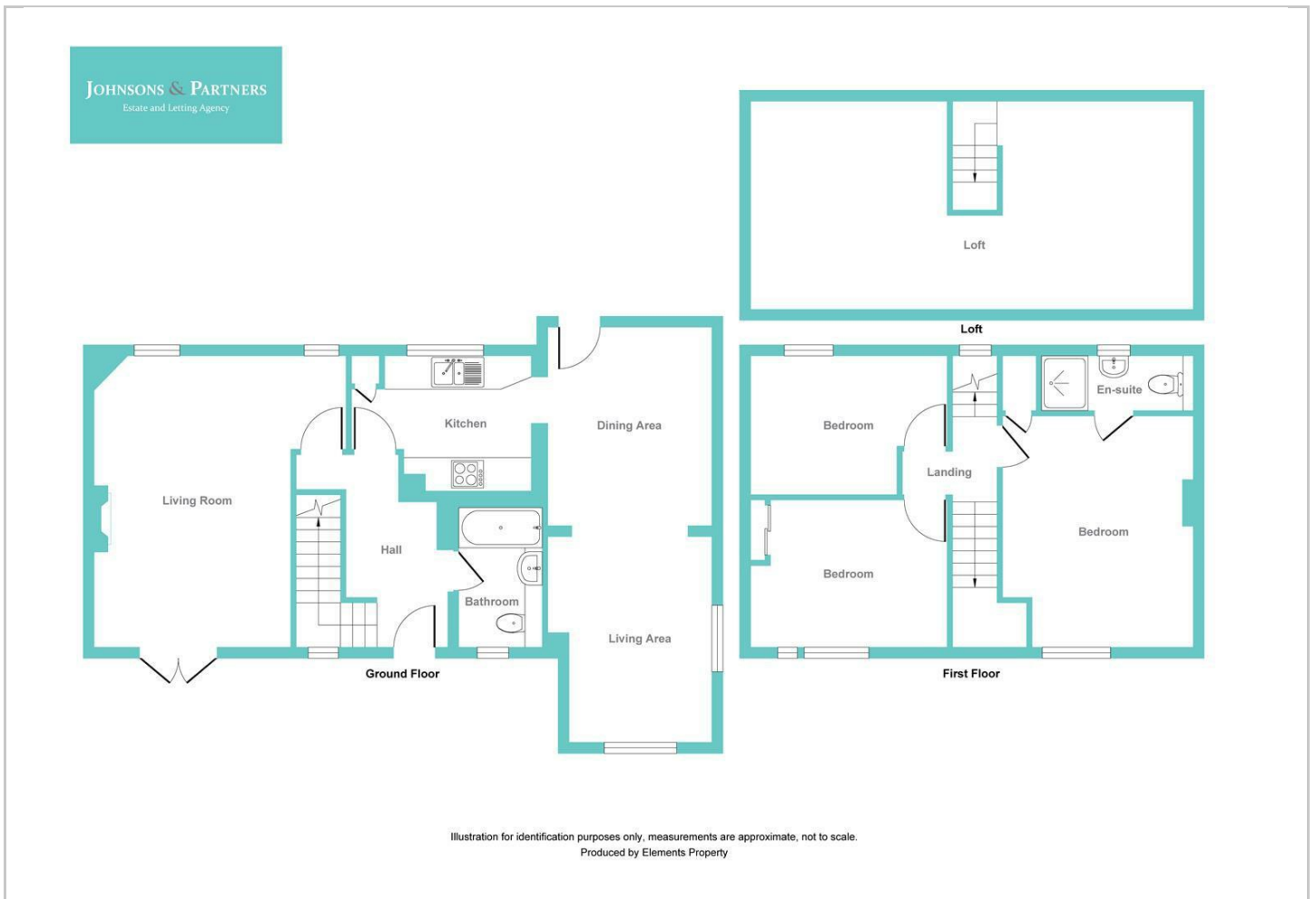
Hybrid Map



Terrain Map



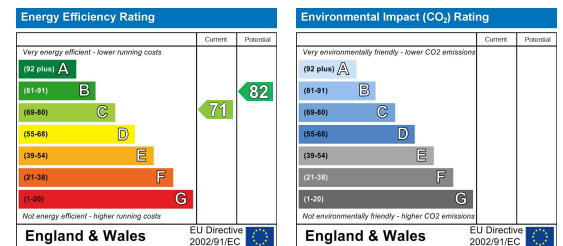
Floor Plan



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.

Energy Efficiency Graph



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.