

HoldenCopley

PREPARE TO BE MOVED

Orchard Court, Oxtun, Nottinghamshire NG25 0SR

Guide Price £550,000 - £600,000

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DETACHED HOUSE...

Nestled in the serene countryside of Oxtou, Southwell, this well-presented detached house offers a perfect blend of modern comforts and village charm. This property is situated within a tranquil cul-de-sac, making it an ideal sanctuary for a growing family. The ground floor features an inviting entrance porch with direct access to the garage and hallway. A versatile room off the hallway, currently used as a playroom, adds to the home's functionality. The spacious living room, adorned with double French doors that open to the rear garden, flows seamlessly into the generously sized, modern fitted kitchen. This kitchen boasts a breakfast bar and double French doors that also open to the rear garden, creating a light-filled, airy space. Additionally, a utility room and a ground floor W/C complete the ground level. Upstairs, the master bedroom is a retreat with a dressing area and en-suite access. The second bedroom also enjoys the convenience of an en-suite, while three additional bedrooms are served by a well-appointed three-piece bathroom suite. The exterior of the property is equally impressive. The front garden is beautifully landscaped with established shrubs and bushes, complemented by a block-paved driveway and access to the rear garden. The garage provides ample storage, lighting, and electricity, with an up-and-over door for easy access. The rear garden features courtesy lighting, a patio, an artificial lawn, raised planted borders, and a fenced boundary, perfect for both relaxation and entertaining. This charming home in a picturesque village setting is an exceptional opportunity for families seeking a peaceful yet connected lifestyle.

MUST BE VIEWED





- Detached House
- Five Bedrooms
- Two Reception Rooms
- Fitted Kitchen & Utility Room
- Play Room
- Two En-Suites
- Three Piece Bathroom Suite & Ground Floor W/C
- Driveway & Garage
- Enclosed Rear Garden
- Must Be Viewed





GROUND FLOOR

Entrance Porch

5'6" x 5'4" (1.69m x 1.64m)

The entrance porch has slate tile flooring, a wall-mounted security alarm panel, UPVC double-glazed panelled windows to the front elevation, and a single composite door providing access into the accommodation.

Hall

14'5" x 6'5" (4.41m x 1.96m)

The inner hall has solid wood flooring, a column radiator, carpeted stairs, and recessed spotlights.

Play Room

11'10" x 12'4" (3.63m x 3.78m)

This versatile room has a UPVC double-glazed bay window to the front elevation, a further UPVC double-glazed window to the side elevation, carpeted flooring, and a column radiator.

Living Room

25'3" x 11'6" (7.72m x 3.53m)

The living room has solid wood flooring, recessed spotlights, two column radiators, UPVC double-glazed windows to the side elevation, a half-vaulted ceiling with three skylight windows, space for a dining table, open access into the kitchen, and double French doors opening out to the rear garden.

Kitchen

9'10" x 18'5" (3.00m x 5.63m)

The kitchen has a range of fitted shaker-style base and wall units with wooden worktops and a breakfast bar, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated double oven, a five-ring gas hob with an extractor fan, an integrated dishwasher, partially tiled walls, tiled flooring, a vertical radiator, recessed spotlights, a UPVC double-glazed window, and double French doors opening out to the rear garden.

Utility Room

3'6" x 11'11" (1.08m x 3.64m)

The utility room has a fitted shaker-style base and wall unit with a worktop, space and plumbing for a washing machine, space for an American-style fridge freezer, tiled flooring, a column radiator, and recessed spotlights.

W/C

5'10" x 5'5" (1.78m x 1.67m)

This space has a low level dual flush W/C, a pedestal wash basin, a column radiator, partially tiled walls, tiled flooring, an extractor fan, and a UPVC double-glazed window to the side elevation.

FIRST FLOOR

Landing

9'6" x 18'6" (2.90m x 5.66m)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator, access to the boarded loft with lighting via a drop-down ladder, and provides access to the first floor accommodation.

Master Bedroom

12'0" x 11'9" (3.67m x 3.60m)

The main bedroom has a UPVC double-glazed window to the front elevation, a half-vaulted ceiling with two skylight windows, recessed spotlights, a TV point, overhead storage cupboards, a column radiator, access to a dressing area, and access into the en-suite.

Dressing Area

3'5" x 5'8" (1.05m x 1.75m)

The dressing area has carpeted flooring, recessed spotlights, and a fitted sliding mirrored door wardrobe.

En-Suite

5'3" x 8'4" (1.62m x 2.55m)

The en-suite has a low level dual flush W/C, a countertop wash basin with fitted storage underneath, an electrical shaving point, a shower enclosure with an overhead rainfall shower, a handheld shower head and wall-mounted fixtures, a chrome heated towel rail, wood-effect flooring, fully tiled walls, recessed spotlights, and a UPVC double-glazed window to the front elevation.

Bedroom Two

11'6" x 10'7" (3.51m x 3.25m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a column radiator, and access to the second en-suite.

En-Suite Two

6'1" x 8'11" (1.87m x 2.47m)

The second en-suite has a low level dual flush W/C, a pedestal wash basin, a corner fitted shower enclosure with a wall-mounted electric shower fixture, fully tiled walls, vinyl flooring, a column radiator, and a UPVC double-glazed window to the rear elevation.

Bedroom Three

12'9" x 9'10" (3.91m x 3.01m)

The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

Bedroom Four

9'9" x 11'3" (2.99m x 3.45m)

The fourth bedroom has a UPVC double glazed window to the front elevation, a radiator, and carpeted flooring.

Bedroom Five

7'9" x 11'6" (2.37m x 3.51m)

The five bedroom has a UPVC double glazed window to the side elevation, a radiator, and carpeted flooring.

Bathroom

7'0" x 7'6" (2.14m x 2.31m)

The bathroom has a UPVC double glazed window to the side elevation, a low level flush W/C, a pedestal wash basin, an 'L' shaped bath with a handheld shower fixture and shower screen, an extractor fan, a shaver socket, a column radiator, floor-to-ceiling tiling, and anti-slip flooring.

OUTSIDE

Front

To the front of the property is planted borders with established shrubs and bushes, a block paved driveway, access to the rear garden, and access into the garage via an up-and-over door.

Garage

11'3" x 10'3" (3.45m x 3.14m)

The garage has ample storage, lighting, electrics, and an up-and-over door opening onto the driveway.

Rear

To the rear of the property is an enclosed rear garden with courtesy lighting, a patio, artificial lawn, raised planted borders, and a fence panelled boundary.

ADDITIONAL INFORMATION

Broadband – Fibre

Broadband Speed – **Mbps

Phone Signal – 3G / 4G / 5G

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric or Gas Central Heating – Connected to Mains Supply

Septic Tank –

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Non-Standard Construction –

Any Legal Restrictions –

Other Material Issues –

DISCLAIMER

Council Tax Band Rating - Newark and Sherwood District Council - Band G

This information was obtained through the directgov website. HoldenCopley 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.

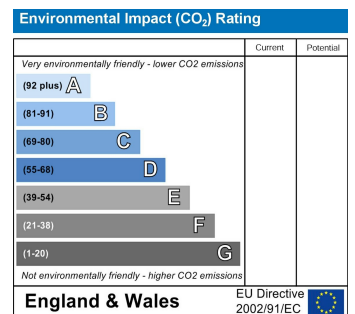
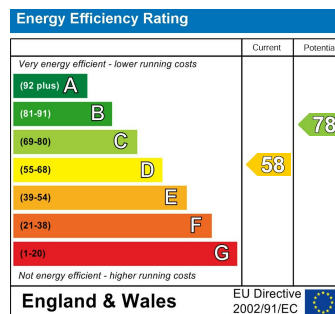
The vendor has advised the following:

Property Tenure is Freehold

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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