

2 Orchard Close

GUNTHORPE

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Gunthorpe, Nottinghamshire, NG14 7FE

Built in 1986, this fantastic four-bedroom family home offers an abundance of versatile living accommodation with three reception rooms and a useful study alongside excellent functional spaces such as the kitchen and utility room which were only fitted in 2022. Externally the property benefits from a lovely rear garden, integral double garage and a block paved driveway with parking for at least three vehicles.

The front door opens into a welcoming reception hall with a solid oak staircase rising to the first floor and doors into the property's ground floor rooms. To the right of the front door is a useful cloakroom fitted with wash hand basin and WC.





To the far left of the reception hall is the wonderful kitchen fitted in 2022, boasting an excellent range of base and wall cabinetry accented by subway tile backsplashes, brushed chrome furnishings and wood effect worktops. Culinary appliances include a fantastic stainless steel range oven with 5-ring gas hob and extractor fan over as well as a fitted fridge/ freezer. A dishwasher sits adjacent to a ceramic white sink with draining board and chrome mixer tap over.

Tile flooring extends into a useful utility room with matching cabinetry and worktops. There is a second ceramic sink with draining board and chrome mixer tap over, alongside undercounter space for a washing machine and tumble dryer.

A stable door leads from the utility room into the side porch with external doors to the side of the property and an internal door to the integral double garage.

At the rear of the kitchen, French patio doors open into a fantastic garden room with space for a dining table and sitting room furnishings. Large windows take full advantage of the views over the lovely rear garden, whilst French patio door open onto the decked outdoor seating area.





At the opposite end of the property, to the left-hand side of the reception hall is a wonderful formal sitting room benefiting from dual aspect views over the front and rear gardens with bay window to the front and full height windows to the rear. A multi-fuel burner set within the chimney breast under a wood mantel and atop a tile hearth provides a lovely and cosy focal point to the room.

A cased opening between the living and dining rooms creates an open plan yet segmented feel, with solid oak flooring extending throughout both spaces. The dining room has plentiful space for a large table and benefits from French patio doors onto the rear garden's decked seating area.

Completing the ground floor is a useful study which could alternatively be used as a wonderful craft or playroom, with a window overlooking the rear garden.





and so to bed...



Stairs rise to the galleried first floor landing which provides access to the four bedrooms and family bathroom.

To the left of the property is the principal suite comprising of a large bedroom with space for a king side bed and ancillary bedroom furniture, and an ensuite shower room with fully tiled shower cubicle, feature glass wash hand basin and WC.

The remaining three bedrooms are all well proportioned double bedrooms with fitted wardrobing showcased in bedrooms 2 and 4.

Finally, there is a fully tiled family bathroom benefitting from a shower over bath with glass screen door, wash hand basin and WC.





grounds & gardens

To the front of the property is a large block paved drive with parking for at least three vehicles leading to the double garage. A gate to the right hand side of the garage provides access to the side garden.

Due to the L-shaped nature of the property it benefits from two lovely gardens, a side garden behind the garage, accessed via the side porch and the main rear garden.

The side garden is a private sun trap with fenced borders and semi circular block paved patio and path leading through slate to a secondary seating area set under a pergola. There is also a fabulous home bar.

At the rear of the property the main garden is predominantly laid to lawn with fencing to both side and mature shrubs and trees to the rear. A raised decked seating area with plenty of space for outdoor dining furniture sits directly to the rear of the property with doors to the garden room and dining room. Steps lead down from the decking to the lawn. At the base of the steps a paved path leads around the circumference of the property to the side garden.



local amenities

Gunthorpe is a charming village located in Nottinghamshire, offering a tranquil escape from the hustle and bustle of city life. Known for its picturesque setting along the River Trent, Gunthorpe boasts beautiful rural landscapes, the Unicorn Hotel, and a welcoming community atmosphere.

The village benefits from a lovely primary school and is in the catchment area for Toot Hill secondary school, with private education such as Nottingham High School, Trent College and Ratcliffe College are all within easy commutable distance.

Further amenities such as shops, doctors surgeries, schooling and an abundance of restaurants can be found in the larger neighbouring villages of East Bridgford, Lowdham and Burton Joyce whilst excellent road links provide easy access to Nottingham, Grantham and Newark centres.

services

Mains water, drainage, gas and electricity are understood to be connected. None of the services or appliances have been tested by the agent.

fixtures & fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

finer details

Local Authority: Newark & Sherwood District Council
Council Tax Band: F

Tenure: Freehold

Possession: Vacant possession upon completion.

EPC rating: 72 | C

EPC potential: 82 | B

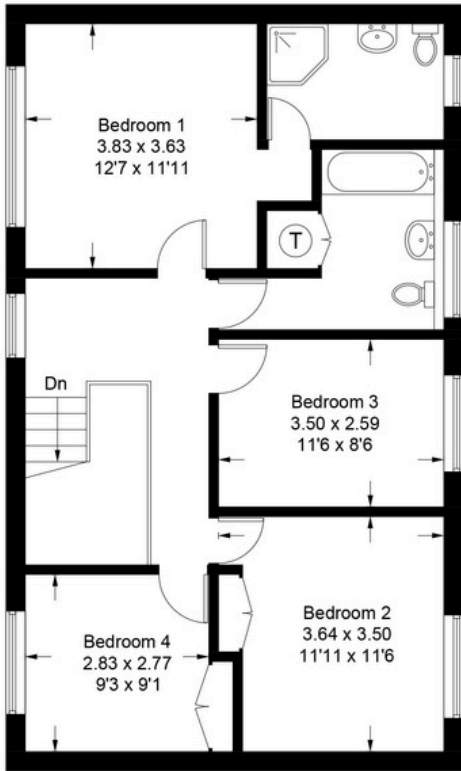


Floorplan

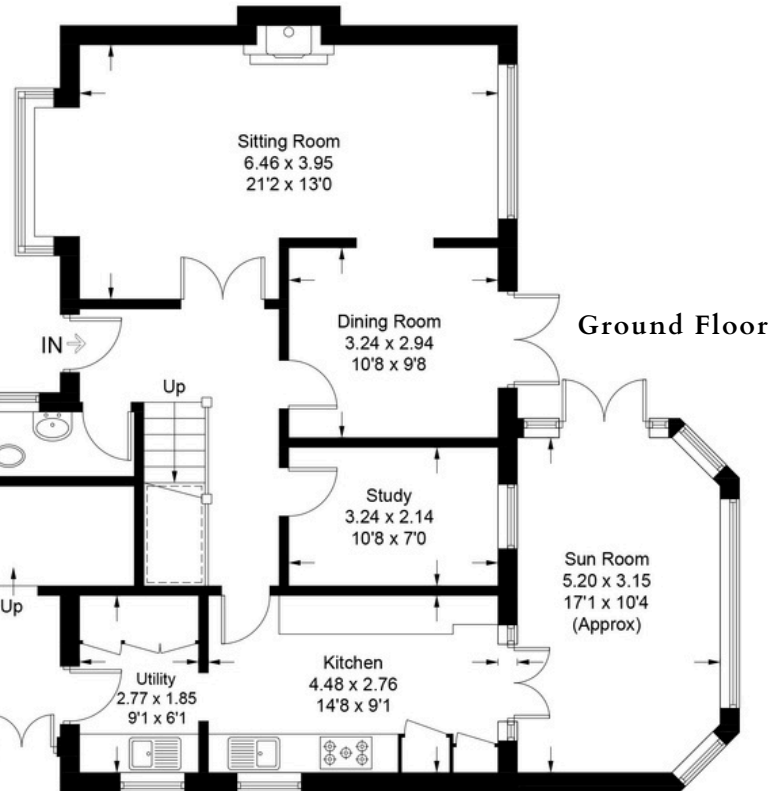
Approximate Gross Internal Area:

201.1 sq m / 2165 sq ft
(including garage)

The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.



First Floor



Ground Floor



Digby & Finch

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