



19 Orme Grove,
Nottinghamshire, NG12 5RN

TJ
THOMAS
JAMES

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GUIDE PRICE: £340,000 - £360,000

This modern, detached three bedroom property is situated on the new Spinners Croft development built by Miller Homes. The property benefits from a detached garage, driveway and enclosed rear garden.

The accommodation in brief comprises; Entrance hallway, downstairs w.c, living room, dining kitchen and utility to the ground floor with the first floor landing giving access to three bedrooms, master with en-suite and family bathroom.

The property enjoys open views to the front and is located in a quiet cul-de-sac position.

Situated in the highly regarded south Nottinghamshire village of Keyworth, the property is within easy reach of excellent local facilities including shops, schools, churches, a doctors surgery and country park. Main road routes and local transport links gives access to neighbouring villages, and to Nottingham City Centre.

Guide Price £340,000





ACCOMMODATION

To the front of the property is a canopy porch with an entrance door that opens to the entrance hallway. From here, doors lead into the living room, downstairs w.c and dining kitchen.

Overlooking the front and side, the lounge has a radiator and laminate flooring. The downstairs cloakroom provides a low flush w.c and wash hand basin.

The dining kitchen is fitted with a range of wall, drawer and base units, laminate worksurfaces and matching splashbacks. The kitchen has a stainless steel sink and drainer unit with a mixer tap over, space for a tall fridge/freezer, plus a built in oven, and a gas hob with a stainless steel extractor hood over. There is a window and double French doors leading out to the rear garden, and a door to the utility room.

The utility room has a base unit with roll edge work surfaces over and space and plumbing for a washing machine and tumble dryer. There is a wall mounted gas boiler serving the hot water system.

On reaching the first floor, the landing gives access to three bedrooms and the family bathroom. The master bedroom offers an en-suite which is fitted with a tiled shower enclosure with mains fed shower, low flush w.c and wash hand basin. The bathroom is fitted with a panelled bath, a pedestal wash hand basin, and a low flush w.c.

OUTSIDE

At the front of the property there is a canopy porch with

a pathway to the entrance door.

There is a driveway to the side of the property which provides off road parking, and in turn gives access to the SINGLE GARAGE.

Fully enclosed rear garden is mainly laid to lawn, with walled boundaries and a pedestrian gate to the driveway and garage.

COUNCIL TAX

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Fraser Brown, Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.



DISCLAIMER NOTES

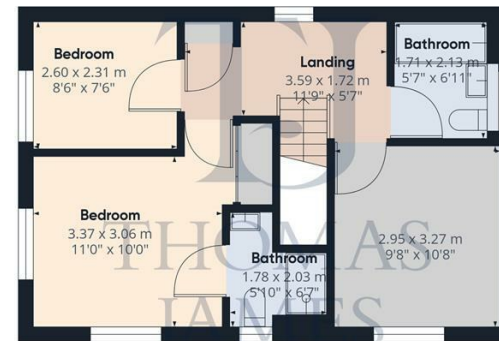
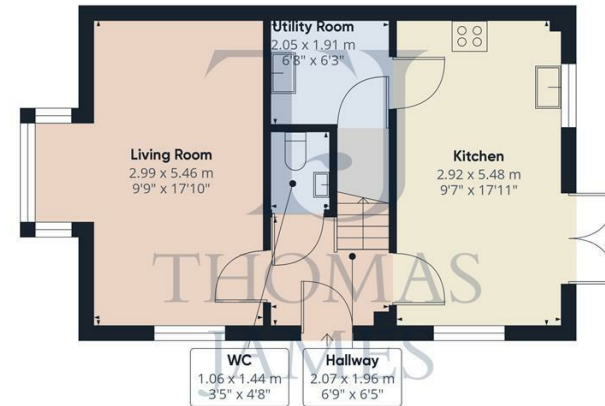
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MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



Approximate total area^m
86.88 m²
935.17 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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