



1 Orchard Close, Southwell, NG25 0DY

Guide Price £525,000

Tel: 01636 816200



- A Superb Detached House
- Approx' 1,400 Sq.ft.
- Large Lounge Diner
- Ground Floor W/C
- Bathroom Plus En-suite
- Popular Cul-De-Sac Setting
- Well-Appointed Throughout
- Open Plan Dining Kitchen
- 4 Bedrooms
- Ample Driveway & Garage With Utility

A superb opportunity to purchase this spacious and well-appointed detached home, offering an excellent level of family-oriented accommodation extending to approximately 1,400 sq.ft. and occupying a popular cul-de-sac setting towards the edge of this popular Minster town.

The property is extended across the front and has been altered by the current owners to now provide a fantastic open plan dining kitchen with modern shaker units and a large breakfast bar island unit, an ideal space for families. There is a large lounge diner with doors onto the rear garden and a cast-iron log burner plus a useful ground floor W/C whilst to the 1st floor are 4 good-sized bedrooms and the main family bathroom plus en-suite.

The plot is a particular feature of the property, benefitting from ample driveway parking to the front of the single garage which also provides a useful utility space across the rear. There are gardens to the side and rear, with the opportunity for potential extension if required and subject to all necessary consents.

Viewing is highly recommended!

ACCOMMODATION

A composite entrance door leads into the entrance hall.

ENTRANCE HALL

An extended and welcoming entrance hall with timber effect tiled flooring, central heating radiator, a uPVC double glazed window to the front aspect, spotlights to the ceiling and a spindled staircase rising to the first floor. The entrance hall is open plan to the newly formed dining kitchen.

DINING KITCHEN

A fantastic and spacious open plan dining kitchen to the rear of the property with the continuation of the tiled timber effect flooring plus two central heating radiators, spotlights to the ceiling, two uPVC double glazed windows to the rear aspect, one to the side and a uPVC double glazed door leading to the side garden. The kitchen is fitted with a range of Shaker style base and wall units with rolled edge worktops and metro style tiled splashbacks plus an inset stainless steel single drainer sink with mixer tap and a range of built-in appliances including an eye level Neff double oven, a four zone Neff induction hob with glass splashback and chimney extractor hood over. There is an integrated Indesit dishwasher and an island unit with storage and including breakfast bar seating.

LOUNGE DINER

A spacious dual aspect lounge diner with timber flooring throughout, two central heating radiators, coved ceiling, a uPVC double glazed window to the front aspect and double glazed sliding patio doors leading onto the rear garden. The focal point of the room is a floor standing log burner with oak mantel and slate hearth.

GROUND FLOOR W/C

Fitted with a contemporary style suite including fitted furniture providing vanity wash basin with mixer tap and cupboards below plus a concealed cistern toilet. Tiled flooring, tiling to the walls, a chrome towel radiator and a uPVC double glazed obscured window to the front aspect plus spotlights to the ceiling.

FIRST FLOOR LANDING

With coved ceiling and spotlights.

BEDROOM ONE

A good sized double bedroom with a central heating radiator, a large uPVC double glazed window to the front aspect and a range of fitted wardrobes with hanging rails and shelving plus a central drawer unit.

EN-SUITE SHOWER ROOM

Fitted in white with a half pedestal wash basin with mixer tap, a dual flush toilet and a shower enclosure with glazed folding door and mains fed shower. There is tiling to the walls, a chrome towel radiator, spotlights and extractor fan to the ceiling plus a uPVC double glazed obscured window to the front aspect.

BEDROOM TWO

A good sized double bedroom with a central heating radiator and a uPVC double glazed window to the front aspect. There is a loft hatch accessing a boarded roof space with a drop down ladder and light.

BEDROOM THREE

With a central heating and a uPVC double glazed window to the rear aspect.

BEDROOM FOUR

With a central heating radiator and a uPVC double glazed window to the rear aspect.

FAMILY BATHROOM

A good sized family bathroom fitted in white with a half pedestal wash basin with mixer tap and a floating concealed cistern toilet with chrome flush plate. There is a dual ended spa bath with folding shower screen and mains fed shower plus spotlights to the ceiling, extractor fan, tiled flooring with underfloor heating, tiling to the walls for splashbacks, a chrome towel radiator and a uPVC double glazed obscured window to the rear aspect.

DRIVEWAY, GARAGING, UTILITY

A driveway to the front of the property provides off street parking for several cars, in turn

leading to the single garage. The garage includes an electric roller door to the front, has a central heating radiator and a useful utility space to the rear with single drainer stainless steel sink and mixer tap plus space beneath for appliances including plumbing for a washing machine. There is a wall-mounted Glow-Worm central heating boiler with Megaflo cylinder to the side.

GARDENS

The property occupies a mature plot with a lawned frontage and gated access between the garage and the property to the side and rear gardens, the side with potential space for extension subject to necessary planning. The rear garden is enclosed with timber panelled fencing and is mainly set to lawn, including a range of small useful timber garden buildings (2 sheds and a playhouse). The larger timber workshop is available by separate negotiation. Additional features include security lighting to the front and rear and useful hot and cold water taps.

COUNCIL TAX

The property is registered as council tax band E.

VIEWINGS

By appointment with Richard Watkinson & Partners.

ADDITIONAL INFORMATION

The carport had a new roof in 2022 which benefits from a 15 year warranty.



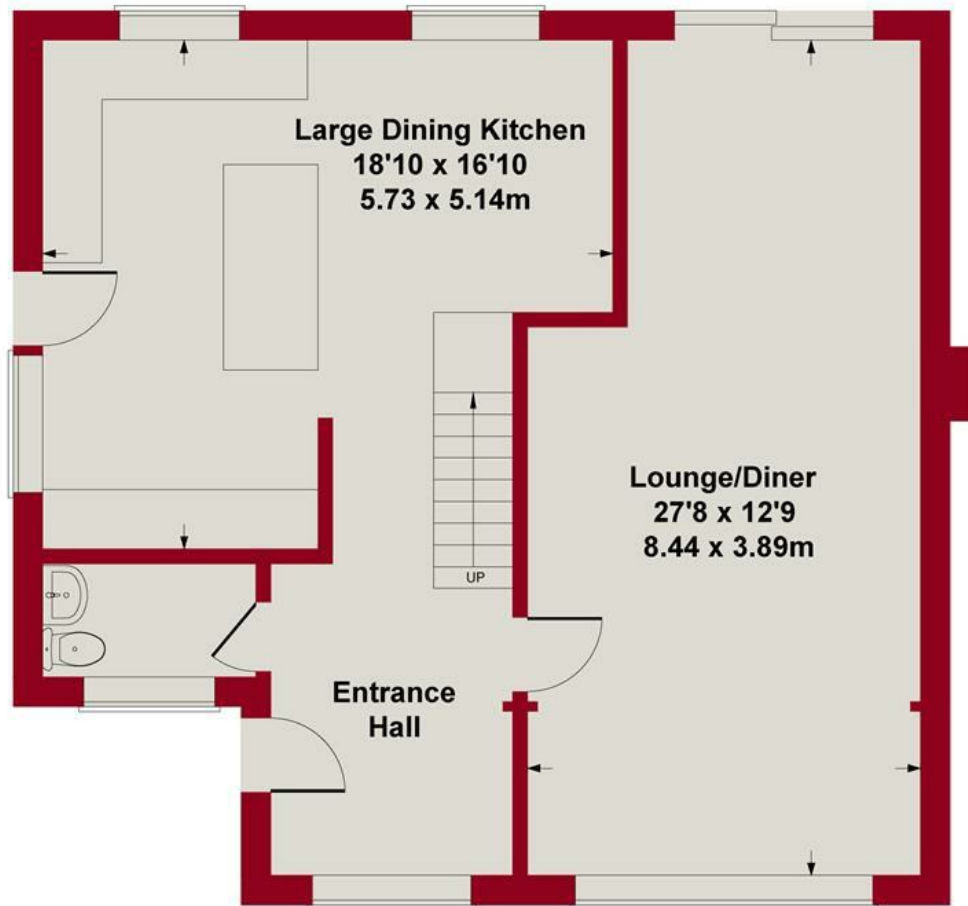




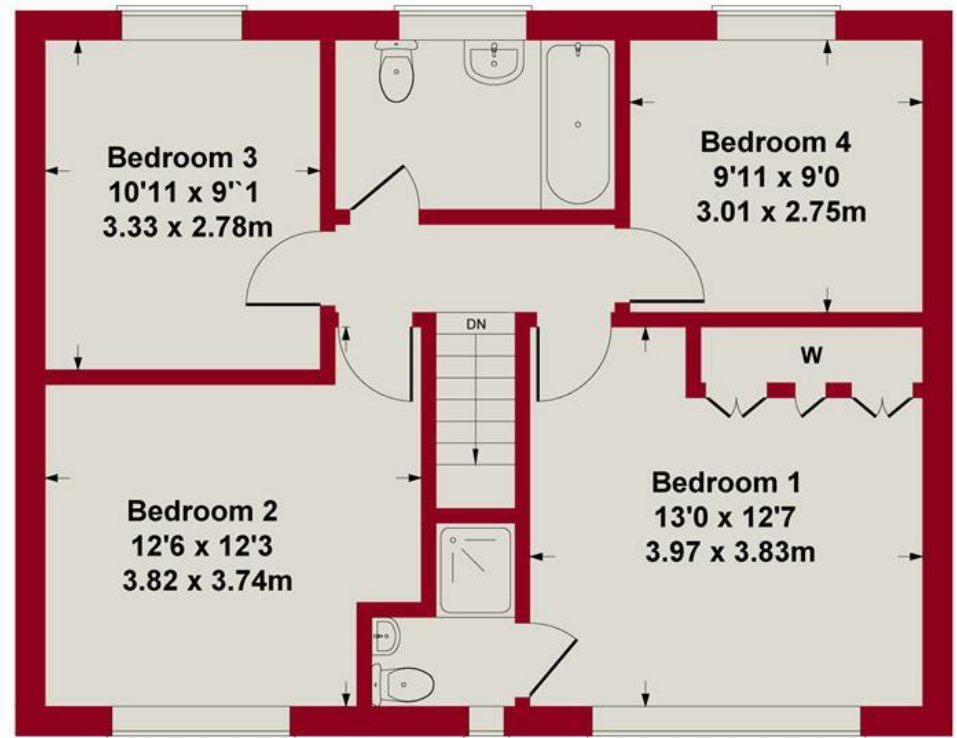




Approximate Gross Internal Area
1399 sq ft - 130 sq m



GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

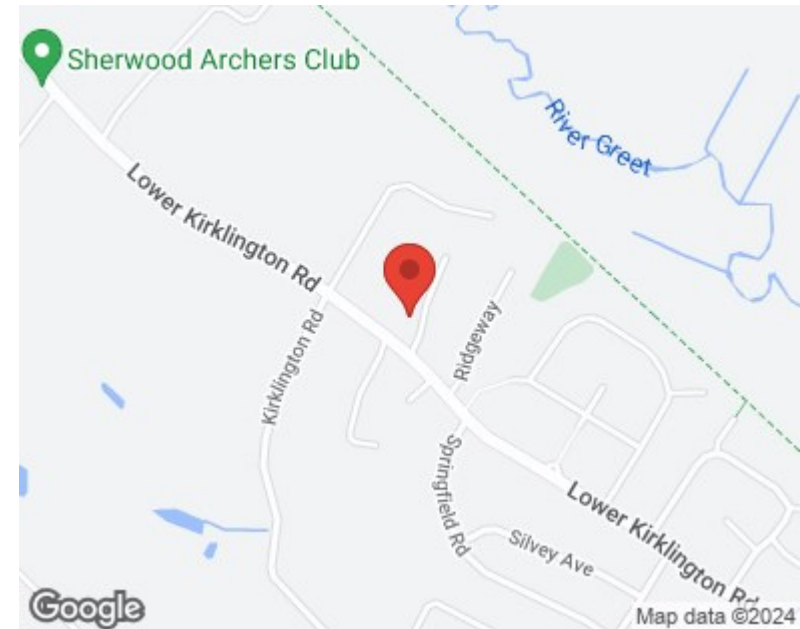
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	65	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU 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		



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