



1 Orchard Close, Southwell, NG25 0DY

Offers Over £475,000

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

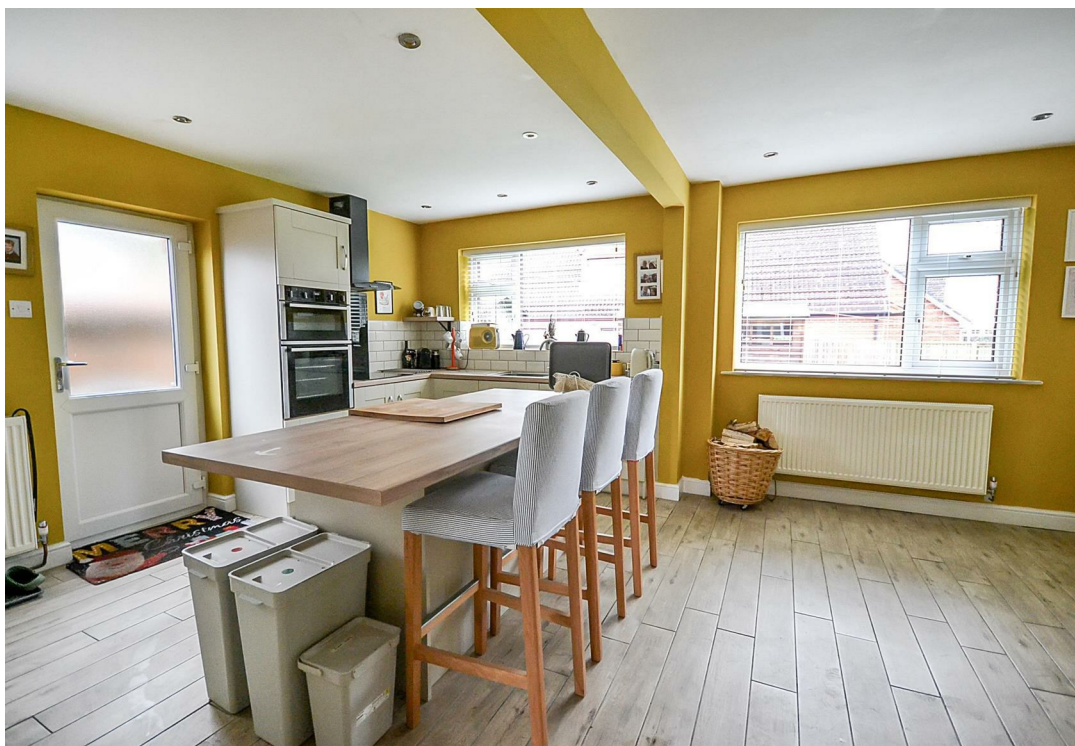
The property is registered as council tax band E.

VIEWINGS

By appointment with Richard Watkinson & Partners.

ADDITIONAL INFORMATION

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



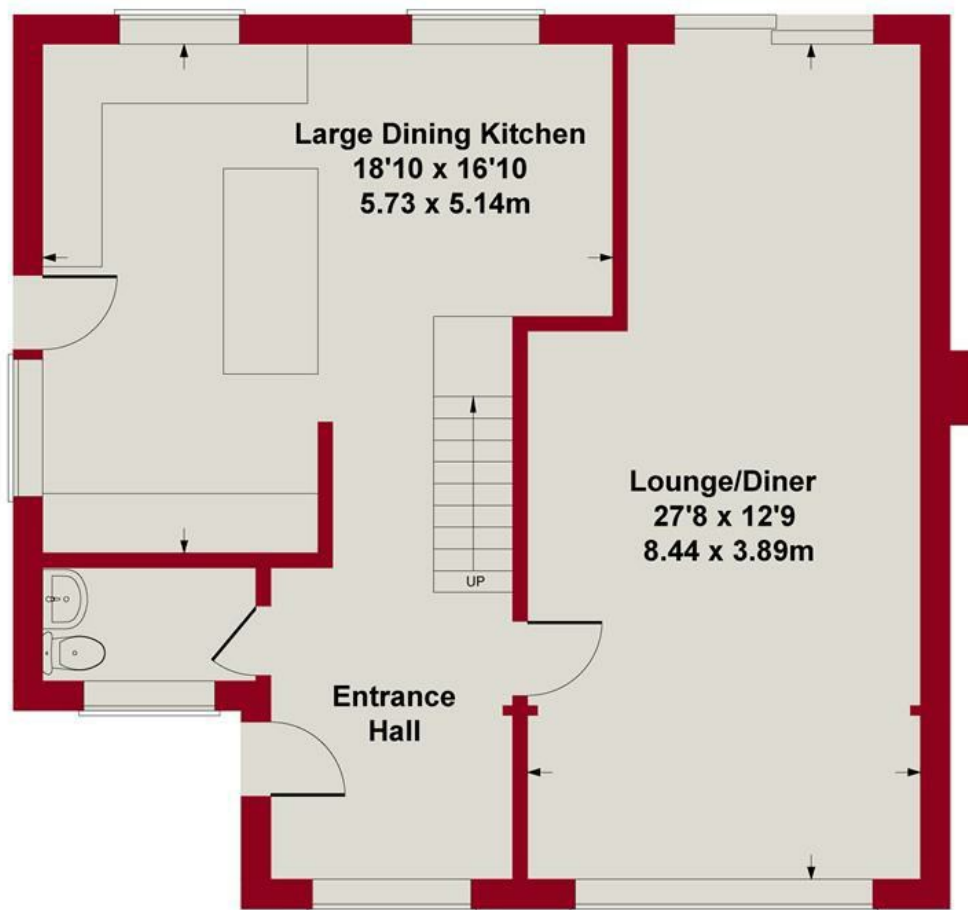




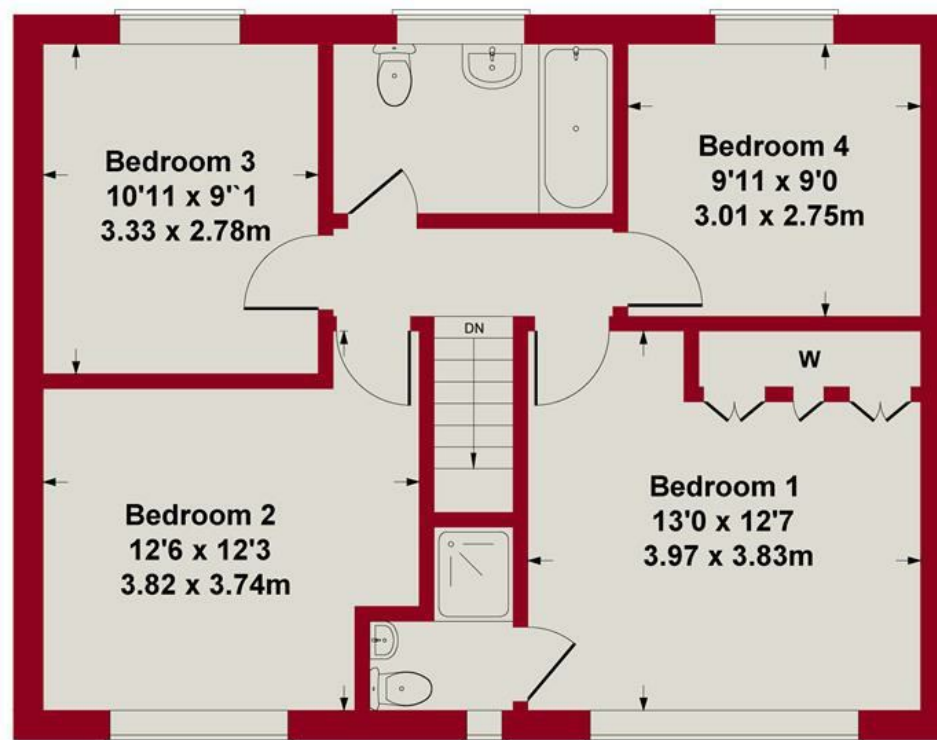




Approximate Gross Internal Area
1399 sq ft - 130 sq m



GROUND FLOOR



FIRST FLOOR

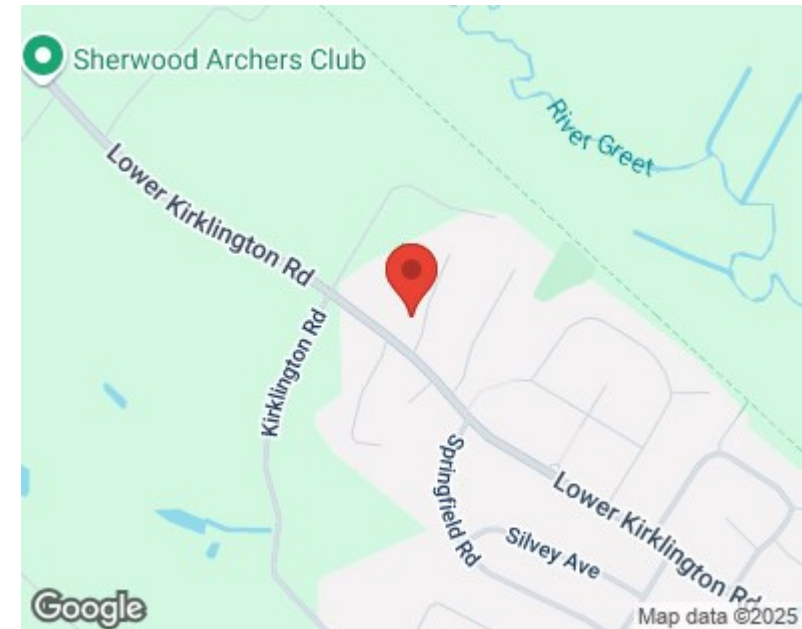
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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.

Copyright V360 Ltd 2024 | www.houseviz.com



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		
	65	82
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



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. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01636 816200



RICS



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

20 King Street,
Southwell NG25 0EH
Tel: 01636 816200
Email: southwell@richardwatkinson.co.uk



Surveyors, Estate Agents, Valuers, Auctioneers