



Hill Top,
Orston, NG13 9PG

 **NEWTON**
FALLOWELL

Hill Top, Orston, NG13 9PG £525,000

Offered to the market is this immaculate, four bedroom detached home. Finished with high quality fixtures and fittings and being located in the highly sought after village of Orston with desirable school catchments. Accommodation comprising: Entrance hall, ground floor W.C. contemporary open plan reception room, Pippy Oak kitchen diner with solid Granite work surfaces, utility room, further reception room, four bedrooms, master with balcony overlooking the rear garden and fields beyond, spacious family bathroom with "His and Hers" sink and solid Marble work tops, double garage with electric garage door and good sized gardens. EPC - D. Council Tax Band - E. Freehold. No Upward Chain.

Entrance

Solid wooden and glazed front door into Entrance Hall.

Entrance Hall

A light and bright welcoming reception with solid wooden window to the front elevation, stairs rising to the first floor, feature internal window to the Main Reception Room, Solid Oak flooring, solid Oak door to the Ground Floor W.C. and solid Oak and glazed interior door to the Main Reception Room.



Ground Floor W.C.

Fitted with a two piece suite comprising: W.C. and wash basin, continuation of the solid Oak flooring and door to under stairs storage cupboard.

Main Reception Room

19'11" max x 24'6" max (6.08 max x 7.49 max)
A contemporary L-Shaped Open Plan Reception Room with fitted shelving and units with modern lighting to one wall, space for wall mounted television, solid Wood flooring, uPVC double glazed bay window to the front elevation, uPVC double glazed French doors with side panels and separate window to the rear elevation and solid Oak and glazed door to the Kitchen Diner.

Kitchen Diner

11'10" max x 18'2" max (3.63 max x 5.54 max)
Fitted with high quality Pippy Oak base and wall mounted units with solid Granite work surfaces over and splash backs, Travertine flooring, inset double sink with mixer tap, built-in dishwasher, built-in electric fan assisted oven and grill, six ring gas hob with stainless steel splash back and contemporary extractor fan over, fridge freezer, built-in Bosch integrated larder fridge, cupboard housing the gas central heating boiler installed in 2018, uPVC double glazed window to the rear elevation, uPVC double glazed door to the side elevation, solid wooden window to the side elevation and solid Oak and glazed door to the Utility Room.

Utility Room

6'7" x 9'1" (2.01 x 2.79)

Continuation of the Travertine flooring, solid wooden base and wall mounted units, solid Granite work surface, inset sink with mixer tap, washing machine and tumble dryer and solid Oak and glazed door to the Second Reception Room.

Second Reception Room

17'0" x 8'2" (5.19 x 2.49)

UPVC double glazed windows to the front and side elevations and solid Oak flooring.

Landing

A spacious and light filled landing with uPVC double glazed window to the front elevation and white panel doors to the Bedroom and Bathroom accommodation.

Master Bedroom

11'1" x 10'11" min (3.39 x 3.35 min)

Built-in wardrobes to one wall and uPVC double glazed French doors with side panels opening out to the Balcony with attractive views.

Bedroom Two

10'10" x 10'10" (3.31 x 3.31)

Built-in wardrobes and uPVC double glazed window to the front elevation.

Bedroom Three

9'0" max x 13'7" max (2.76 max x 4.16 max)

UPVC double glazed window to the front elevation and built-in cupboard.

Bedroom Four

7'1" x 9'0" (2.16 x 2.75)

UPVC double glazed window to the rear elevation again with the attractive views.

Family Bathroom

7'1" x 11'8" (2.17 x 3.57)

A generous Family Bathroom fitted with high quality solid wooden units with Marble work tops, His and Hers inset sinks, vanity wall mounted mirror with down lighting, W.C. and panel bath with chrome shower and glass shower screen. UPVC double glazed window to the rear elevation, tiling to floor and walls and heated towel rail.

Double Garage

19'6" x 17'1" (5.95 x 5.21)

Electric garage door to the front elevation, light and power and wooden window and pedestrian door to the Rear Garden.

Rear Garden

The Rear Garden is laid mainly to lawn with mature planted borders and inset trees, there are attractive views to the rear elevation over fields and pedestrian access to the front.



Outside to the Front

The Front Garden is laid to lawn and gravel again with mature planting and there is a driveway providing access to the Double Garage.

Agents Note

This property has mains gas central heating, mains drains, water and electric.

There is broadband in the area and mobile phone signal.

Very Low risk of surface water flooding, very low risk of flooding from rivers and the sea: <https://check-long-term-flood-risk.service.gov.uk/risk#>

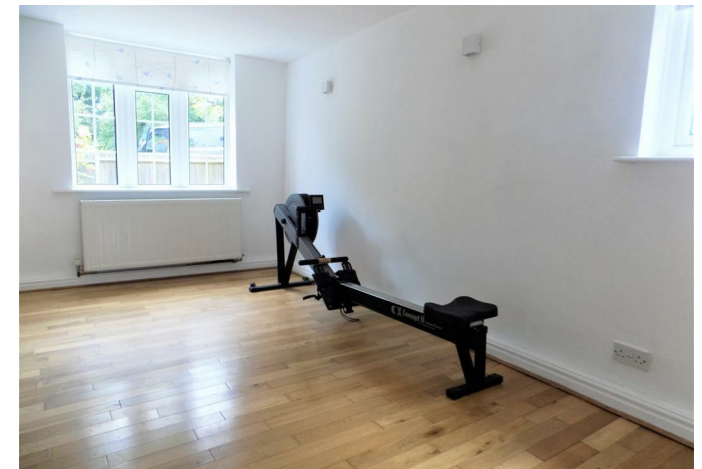
Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Note


Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of 20%, on average this is £100 including VAT, if you take out a mortgage through them. If you require a solicitor to handle your purchase and or sale we can refer you on to Hawley and Rodgers or Movewithus. We may receive a fee of £120 - £180 including VAT per referral, if you use their services.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	