



**7 Orchard Close, Southwell,
Nottinghamshire, NG25 0DY**



Book a Viewing!

£500,000

Tucked away in a cul-de-sac position, this well-presented detached family home offers the perfect balance of space, flexibility and relaxed everyday living. With versatile split-level accommodation, picture windows and a lovely connection to the garden, it's a home that can adapt effortlessly to the changing needs of a family. Step inside into a welcoming reception hall, with useful built-in cloaks cupboard and a WC. The living room provides a cosy place to unwind, complete with a multi-fuel burner, while the kitchen/breakfast room is ideal for busy mornings, family meals and catching up at the end of the day. Doors open directly onto the garden, creating an easy flow between the indoors and out. A separate dining room provides the perfect setting for entertaining, while the study offers a quiet space for home working or homework. The utility room adds further practicality. Upstairs, there are four bedrooms with the principal bedroom enjoying the added luxury of a wet-room style en-suite shower, while the remaining bedrooms are served by the family bathroom. Outside, the property continues to impress with a driveway and garage, alongside front and rear gardens providing space to relax, play and enjoy outdoor living. Well presented throughout and offered with no upward chain, this is a home that combines practical family accommodation with the comfort and flexibility needed for modern life.





LOCATION

Southwell is a picturesque market town known for its rich history and stunning architecture. Located in the heart of the English countryside, boasting a range of amenities and facilities. One of the town's most iconic landmarks is Southwell Minster, a stunning medieval cathedral. The town is also home to numerous quaint shops, charming cafes, and traditional pubs, providing plenty of options for dining and shopping. Southwell offers schools, healthcare providers and recreational facilities, ensuring that residents have access to essential amenities. Additionally, there are good transportation links, making it easy to explore the surrounding area and beyond.

ACCOMMODATION

RECEPTION HALL

With uPVC double glazed window and doors, engineered oak wooded flooring, stairs to the first floor, built-in cloaks cupboard with hanging rail, radiator and steps to the living room, kitchen breakfast room and dining room.





LIVING ROOM

18' 8" x 12' 9" (5.7m x 3.9m) With uPVC double glazed window to the front elevation, radiator, vertical radiator, wall light points, TV and DAB aerial, multi fuel burning stove and double doors to kitchen breakfast room.

KITCHEN/BREAKFAST ROOM

19' 0" x 11' 9" (5.8m x 3.6m) Fitted wall and base units, a river washed granite work surfaces with an undercounter stainless steel sink unit with mixer tap, central island with further units and solid oak work surface incorporating a breakfast bar. Induction hob, stainless steel extractor, stainless steel double oven and microwave, integrated fridge, undercounter space and plumbing for a dishwasher, tiled flooring with underfloor heating, vertical radiator, spotlights, uPVC double glazed window and patio doors to the rear garden.



DINING ROOM

13' 5" x 12' 9" (4.1m x 3.9m) With uPVC double glazed window and patio doors overlooking the garden, access to roof space, radiators and door to study.

STUDY

8' 2" x 8' 2" (2.5m x 2.5m) With uPVC double glaze window to side elevation, radiator and door to utility room.

UTILITY ROOM

8' 2" x 7' 6" (2.5m x 2.3m) With tall utility cupboards, work surface incorporating a sink unit with undercounter spaces for a washing machine and tumble dryer, tiled splashbacks, radiator and uPVC double glazed window to the side elevation.



WC

Fitted with a low level WC, built-in storage, a wash hand basin with tiled splashback, radiator, engineered oak wooden flooring and uPVC double glazed opaque window to the side elevation.

SPLIT LEVEL LANDING

With a built-in airing cupboard housing the wall mounted gas combination boiler, access to the main loft space and doors to all bedrooms and the family bathroom.



BATHROOM

8' 6" x 5' 6" (2.6m x 1.7m) Panelled bath with an electric shower over, low level WC, bespoke wooden vanity surface with mounted wash hand basin, built-in open shelving unit to the side and customised storage unit below, chrome heated towel rail, inset spotlight, tiled flooring and uPVC double glazed opaque window to the rear elevation.

BEDROOM ONE

15' 5" x 11' 5" (4.7m x 3.5m) A generous double bedroom with uPVC double glazed window to the front elevation, vertical radiator and opening to en-suite.



EN-SUITE SHOWER ROOM

Tiled wet room style with vanity wash hand basin unit, mains fed shower and shower screen.

BEDROOM TWO

11' 1" plus wardrobe recess x 9' 10" (3.4m x 3m) A double bedroom with uPVC double glazed window to the rear elevation, radiator and a built-in double wardrobe.

BEDROOM THREE

8' 10" x 9' 6" plus wardrobe recess (2.7m x 2.9m) A further double bedroom with uPVC double glazed window to the front elevation, vertical radiator, laminate flooring and built-in double wardrobe.



BEDROOM FOUR

8' 6" x 8' 6" (L shape, maximum measurements 2.6m x 2.6m) A single bedroom with uPVC double glazed window to the rear elevation, radiator and laminate flooring.

OUTSIDE

There is a driveway to the front providing off street parking for multiple vehicles and access to the garage with a covered area and an additional store room. Lawn garden with borders for plants and shrubs, hot and cold water taps and gated side access. To the rear there is an enclosed garden, landscaped with lawn and paved patios, also with an outside tap.



GARAGE

18' 0" x 9' 6" (5.5m x 2.9m) Having an up and over door, power and lighting.

KEY FACTS FOR BUYERS

SERVICES

All mains services available. Gas central heating.

EPC RATING – C.

COUNCIL TAX BAND – F.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

BROADBAND - Check the broadband available for this property - [Broadband Checker](#)

MOBILE COVERAGE - Check the mobile coverage at the property here – [Mobile Checker](#)

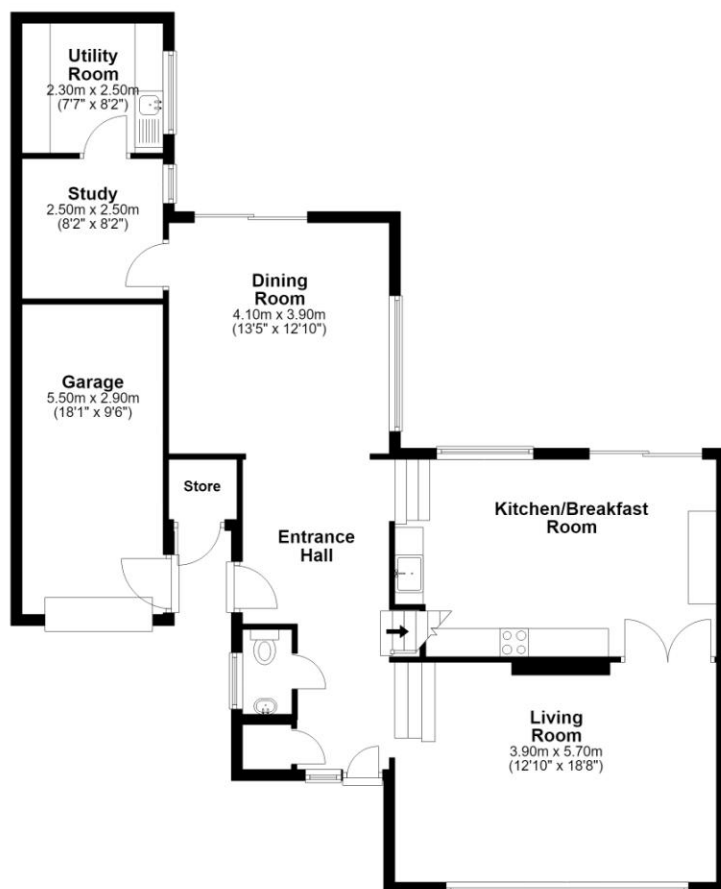
VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.





Ground Floor

Approx. 110.3 sq. metres (1187.1 sq. feet)



First Floor

Approx. 52.7 sq. metres (567.3 sq. feet)



Total area: approx. 163.0 sq. metres (1754.4 sq. feet)
7 Orchard Close, Southwell

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NOTE

1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

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