



# Orchardside Road

, East Markham, NG22 0FP

Offers over £320,000



Located in the well sought after area of East Markham, this delightful detached house on Orchardside Road offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The property boasts two inviting reception rooms, providing ample room for relaxation and entertaining guests.

The layout of the home is both practical and welcoming, making it easy to envision your life here.

Outside, the property features off road parking. The surrounding area is known for its picturesque scenery and community spirit, making it a wonderful place to call home.

This property presents an excellent opportunity for those looking to settle in a peaceful yet accessible location. Do not miss the chance to make this lovely house your new home.



## Description

Immaculate property - This extended family home is a real treat, comprising of an entrance hallway, kitchen / diner, lounge, play room and cloak room to the ground floor. To the first floor there are three double bedrooms and two bathrooms. Externally there is an open plan lawn with driveway to the front with gated access to the rear enclosed garden over looking the fields.

### Hallway 13'1" x 3'8" (4.00m x 1.14m)

The property is entered through the front facing door into the hallway with modern panelled decorative walls, built in shoe rack, open plan stairwell leading to the first floor and the central heating thermostat is wall mounted and vinyl flooring.

### Kitchen / Diner 15'3" x 8'9" (4.66m x 2.68m)

A front facing kitchen /diner comprises of a vast range of grey wall and base units, worktop with decorative tiled splash back, integrated washer and dish washer, fan assisted oven, four ring gas hob with a stainless splash back, extractor above, space for a fridge / freezer, recess lighting and vinyl laminate effect flooring.

### Lounge 15'10" x 13'8" (4.85m x 4.17m)

Cosy, cosy, cosy, from the warmth of the multi fuel burner nicely situated in the corner of the room, with a herringbone tiled back and slate hearth, carpet to the flooring, centre ceiling light and storage cupboard, radiator with TRV. French upvc doors lead into the rear garden.

### Play Room 10'7" x 7'0" (3.23m x 2.14m)

Leading off from the lounge is a purpose built play room with carpet, radiator, cupboard housing the central heating boiler; Logic combi Espri 35 boiler. Rear Upvc leading into the rear garden.

### Cloak Room 5'6" x 3'1" (1.70m x 0.94m)

Every family home needs a cloakroom on the ground floor comprises of toilet, hand basin, radiator and vinyl flooring, extractor and an obscure front facing window.

### Stairs & Landing

Leading to the first floor up the carpet spindle staircase onto the landing with modern panelled walls with two storage cupboards and loft access.

### Master Bedroom & En Suite 19'8" x 11'5" (6.00m x 3.50m)

WOW - a more than generous master bedroom with dual aspect windows, modern panelled head board wall, two double built in wardrobes, carpet and centre ceiling light.

The en suite has a corner shower cubicle with gravity fed shower, wc and toilet with part tiled walls, large chrome ladder rail and vinyl floor.

### Bedroom Two 13'1" x 8'9" (4.00m x 2.67m )

A double bedroom with two and a half built in wardrobes, carpet and ceiling light.

### Bedroom Three 12'1" x 8'9" (3.70m x 2.67m)

A double bedroom rear facing with two and a half built in wardrobes, carpet and ceiling light.

### Family Bathroom 6'6" x 5'6" (2.00m x 1.68m)

The family bathroom comprises of a bath with mixer shower over, wc and hand basin, part tiled walls, large chrome ladder rail and vinyl flooring.

### Garage

The garage has an up and over door with electric and lighting and parking to the front for one vehicle.

### Outside

The front has an open plan garden with side access leading to the enclosed rear garden with lawn, side borders, patio area, wooden shed, outside water supply and views over the farmers fields.

### Additional Information

The estate has a service charge per property of £17.21 pcm for the up keep and cutting of the grass around the development.

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## Area Map



## Floor Plans



## Energy Efficiency Graph

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	

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