

Orchid Drive, Farndon NG24 3TX



A well presented four bedroom detached family home standing on a delightful plot and situated in a highly sought after location. In addition to the four bedrooms, the property has two excellent sized reception rooms, a modern kitchen, garden room, cloakroom, bathroom and en-suite. There is off road parking and a garage. The property is double glazed and has gas central heating. Available for purchase with NO CHAIN.

£300,000







Situation and Amenities

Farndon is a sought after village running alongside the banks of the River Trent and lies approximately 3 miles from Newark On Trent. The village has good road links to the A46 giving easy access to the A1, Nottingham, Leicester and Lincoln and beyond. Farndon boasts two restaurants, The Riverside and Farndon Ferry, and local a public house, The Rose and Crown which also serves food. Knotts bar and restaurant can be found in the Farndon Marina. Farndon also offers an abundance of riverside and rural walks and has many social groups including a successful cricket club with its newly built pavilion. Other amenities include a hairdressers and local food store. Further and more comprehensive amenities can be found in Newark which also has two railway stations, one providing a commuter service to Nottingham and Lincoln, the other providing a direct service to London Kings Cross which takes from around 80 minutes.

Accommodation

Upon entering the front door, this leads into:

Reception hallway

The welcoming reception hallway has the staircase rising to the first floor and beneath this is a useful storage cupboard. There is a window to the side elevation, and doors into the cloakroom, lounge and kitchen. The hallway has wood laminate flooring, cornice to the ceiling, a ceiling light point and a radiator.

Cloakroom

The cloakroom has an opaque window to the side elevation and is fitted with a vanity unit with wash hand basin inset and storage beneath, and a WC. The room has cornice to the ceiling, a ceiling light point and a radiator.

Lounge 15' 7" x 11' 8" (4.75m x 3.55m)

This excellent sized reception room has a window to the front elevation and French doors providing access to the dining room giving a nice flow to the ground floor accommodation. The focal point of the lounge is the fireplace with electric fire inset. The room also has cornice to the ceiling, both wall and ceiling light points and a radiator.

Dining Room 13' 0" x 9' 4" (3.96m x 2.84m)

An excellent sized and well proportioned reception room having a door through to the kitchen, and sliding patio doors leading out into the garden room. The dining room has cornice to the ceiling, a ceiling light point and a radiator.

Garden Room 9' 0" x 8' 3" (2.74m x 2.51m)

The garden room is of dwarf brick wall construction with a upvc frame and a fully insulated roof. The room is centrally heated making it ideal for all year round use, and has a ceramic tiled floor and French doors providing access out to the patio and garden beyond.

Kitchen 15' 1" x 8' 11" (4.59m x 2.72m) (at widest points)

The well appointed modern kitchen has a window to the rear elevation and is fitted with an excellent range of base and wall units, complemented with square edge work surfaces and tiled splash backs. There is a stainless steel sink, and an integrated oven with gas hob and extractor hood above. There is space and plumbing for a washing machine and further space for a vertical fridge/freezer. The kitchen has a ceramic tiled floor, cornice to the ceiling and a ceiling light point. The central heating boiler is located here. From the kitchen a half glazed door leads out to the rear garden and across to the garage.

First Floor Landing

The staircase rises from the reception hallway to the first floor landing which has a window to the side elevation and doors into all four bedrooms and the family bathroom. The landing has a useful storage cupboard and also provides access to the loft space. There is cornice to the ceiling and a ceiling light point.

Bedroom One 13' 7" x 8' 8" (4.14m x 2.64m)

A very good sized double bedroom with a window to the front elevation, wood laminate flooring, cornice to the ceiling, a ceiling light point, TV point and a radiator. A door leads into the en-suite shower room.

En-suite Shower Room

The en-suite has an opaque window to the side elevation and is fitted with a walk-in shower cubicle with mains shower, vanity unit with wash hand basin inset and storage beneath, and a WC. The en-suite has part ceramic wall tiling, cornice to the ceiling, two ceiling light points, an extractor fan, a shaver socket and a radiator.

Bedroom Two 11' 9" x 8' 8" (3.58m x 2.64m)

A further double bedroom having a window to the rear elevation, wood laminate flooring, cornice to the ceiling, TV point, a ceiling light point and a radiator.

Bedroom Three 10' 3" x 9' 1" (3.12m x 2.77m) (at widest points, with staircase bulkhead)

An 'L' shaped bedroom with a window to the front elevation, wood laminate flooring, cornice to the ceiling, a ceiling light point and a radiator.

Bedroom Four 9' 0" x 7' 3" (2.74m x 2.21m)

A good sized fourth bedroom with a window to the rear elevation, wood laminate flooring, cornice to the ceiling, TV point, a ceiling light point and a radiator.

Family Bathroom 7' 8" x 6' 1" (2.34m x 1.85m)

The bathroom has an opaque window to the side and is fitted with a white suite comprising bath, pedestal wash hand basin and WC. The bathroom is complemented with a ceramic tiled floor and part ceramic tiling to the walls. In addition there is cornice to the ceiling, recessed ceiling spotlights, an extractor fan and a shaver socket.

Outside

The property stands on a delightful plot at the head of a quiet cul-de-sac, and to the front is a small lawned garden, adjacent to this is the driveway which provides off road parking and leads to the single garage. There is gated access to the rear garden.

Garage 16' 7" x 8' 2" (5.05m x 2.49m)

The single garage has an electrically operated roller shutter door to the front elevation and a personnel door to the side. The garage is equipped with power and lighting.

Rear Garden

The excellent sized rear garden is fully enclosed and tiered in design. On the lower tier is a substantial patio which comprises numerous outdoor seating and entertaining areas. The upper tier is laid primarily to lawn edged with borders containing a wide variety of mature shrubs, plants, trees and flowers. The large timber shed is included within the sale.

Council Tax

The property is in Band C.

VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

Newark & Sherwood District Council, Notts, 01636 650000

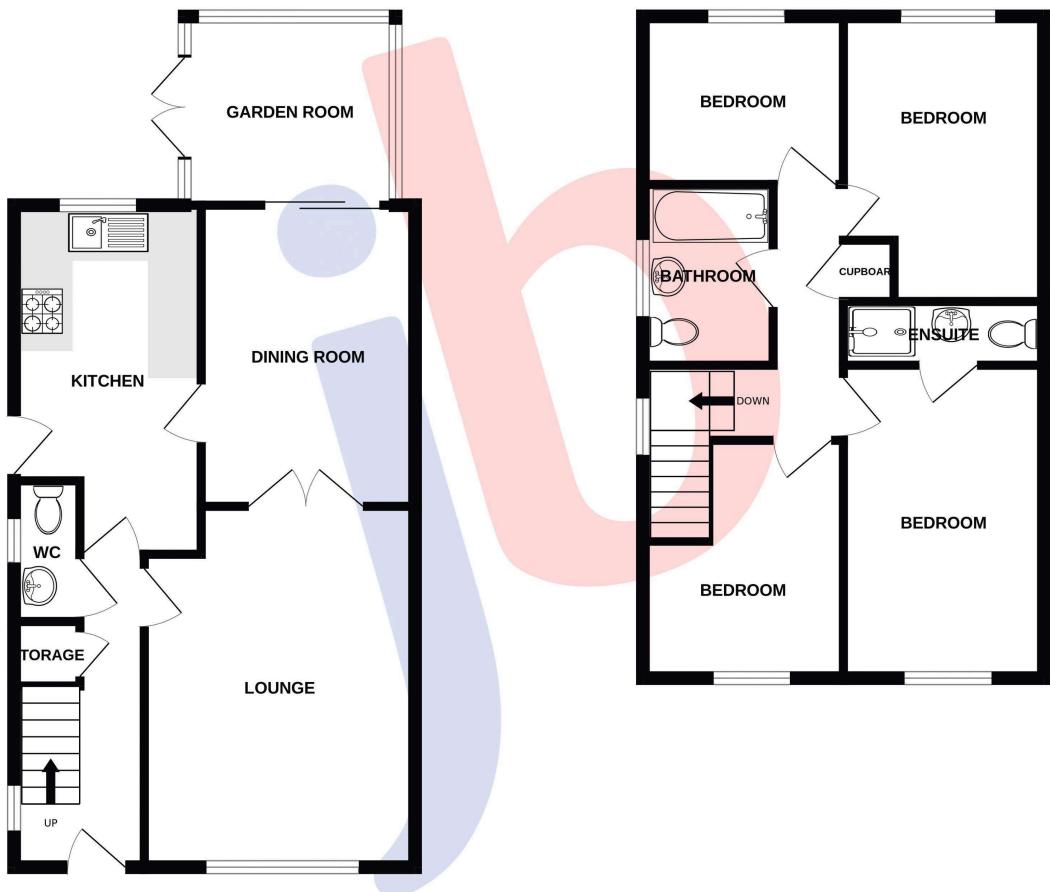
Possession/Tenure

Vacant possession will be given upon completion. The tenure of the property is Freehold.

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GROUND FLOOR
568 sq.ft. (52.8 sq.m.) approx.

1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 1062 sq.ft. (98.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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