



**3 Orchard View, Thurgarton, Nottingham,
NG14 7GQ**

Guide Price £360,000

Tel: 01636 816200

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- No Onward Chain
- Delightful Village Location
- Lounge, Breakfast Kitchen, Garden Room
- Driveway Parking and Garage
- Well Maintained with Scope to Refurbish/Extend (STPP)
- Spacious Semi-Detached Home
- Larger-Than-Average Plot Approx. 0.17 acres
- Utility Room, GF W/C
- Generous Mature Gardens with Open Views
- Viewing Highly Recommended

A rare opportunity to acquire a spacious semi-detached village home, offered for sale with no onward chain and occupying a delightful rural setting. The property stands on a larger-than-average plot extending to approximately 0.17 acres, incorporating ample driveway parking, a garage, and beautifully established gardens with sweeping lawns and attractive open views.

The house is well maintained throughout, yet offers excellent potential for buyers to enhance, refurbish or extend (subject to the usual consents), made possible by the generous space surrounding the property.

Enjoying a popular village location with a strong community feel, the property benefits from a village pub, convenient bus links, and easy access to the nearby market town of Southwell and the village of Lowdham, making it ideal for those seeking a balance of countryside living with everyday amenities close at hand.

The accommodation is double glazed and gas centrally heated, and briefly comprises an entrance porch leading to a welcoming hallway, a bright lounge overlooking the front garden, and a well-proportioned breakfast kitchen enjoying views across the rear garden. Further ground floor accommodation includes a garden room, a utility room, and a ground-floor WC.

To the first floor are three well-sized bedrooms and a modern shower room, completing this versatile and appealing family home.

Early viewing is highly recommended to appreciate the plot size, potential, and attractive village setting on offer.

ACCOMMODATION

A uPVC double glazed entrance door leads into the entrance porch.

ENTRANCE PORCH

With tiled flooring and a part glazed door into the entrance hall.

ENTRANCE HALL

With a central heating radiator, stairs rising to the first floor and doors to rooms including into the lounge.

LOUNGE

A well proportioned reception room with coved ceiling, a central heating radiator, a uPVC double glazed window to the front aspect and a stone fireplace with an electric fire.

INNER HALLWAY

With a central heating radiator, a uPVC double glazed window and door into the garden room and an archway into the breakfast kitchen.

BREAKFAST KITCHEN

Fitted with a range of traditional style base and wall cabinets with cupboards and drawers, rolled edge worktops and tiled splashbacks, an inset 1.5 bowl stainless steel sink with mixer tap and space for appliances including an electric cooker point and plumbing for a dishwasher. There are two uPVC double glazed windows overlooking the rear garden plus a central heating radiator and space for dining table and chairs.

GARDEN ROOM

Of brick construction with a polycarbonate roof and having a central heating radiator, tiled flooring, a uPVC double glazed door onto the rear garden, uPVC double glazed windows and a door into the utility room.

UTILITY ROOM

A useful space fitted with a range of base and wall cabinets with rolled edge worktops, tiled splashbacks, an inset single bowl stainless steel sink with hot and cold taps and space for appliances including plumbing for a washing machine. Tiled flooring, a uPVC double glazed window to the side and front elevations and a wall mounted Baxi combination boiler.

GROUND FLOOR W/C

Fitted with a low level toilet and a corner wash basin with hot and cold taps plus a uPVC double glazed obscured window to the rear aspect.

FIRST FLOOR LANDING

Having an access hatch to the roof space and a uPVC double glazed window to the side aspect.

BEDROOM ONE

A good sized double bedroom with a central heating radiator and a uPVC double glazed window overlooking the rear garden.

BEDROOM TWO

A double bedroom with a central heating radiator, a uPVC double glazed window to the front aspect and a range of fitted wardrobes with sliding doors.

BEDROOM THREE

With a central heating radiator, a uPVC double glazed window to the front aspect and a built-in cupboard over the stairs with shelving.

SHOWER ROOM

Fitted in white including a dual flush toilet and a pedestal wash basin with mixer tap. There is a shower enclosure with mains fed shower and glazed sliding door plus chrome towel radiator, tiling for splashbacks and a uPVC double glazed obscured window to the side aspect.

DRIVEWAY PARKING & GARAGING

A double width gravelled driveway at the front provides parking for two cars and leads to the single concrete sectional garage with up and over door.

GARDENS

The property occupies a generous and mature plot including a lawned frontage edged with perimeter planted borders and wrought iron gated access with a pathway leading to the front door. There is timber gated access at the side leading to the large mature garden which is enclosed with a combination of timber fencing and hedgerows, being mainly set to lawn and including planted rockery style beds and a large paved patio area plus greenhouse.

COUNCIL TAX

The property is registered as council tax band C.

VIEWINGS

By appointment with Richard Watkinson & Partners.

ADDITIONAL INFORMATION

The property is situated on a private lane.

The property is located within a conservation area.

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

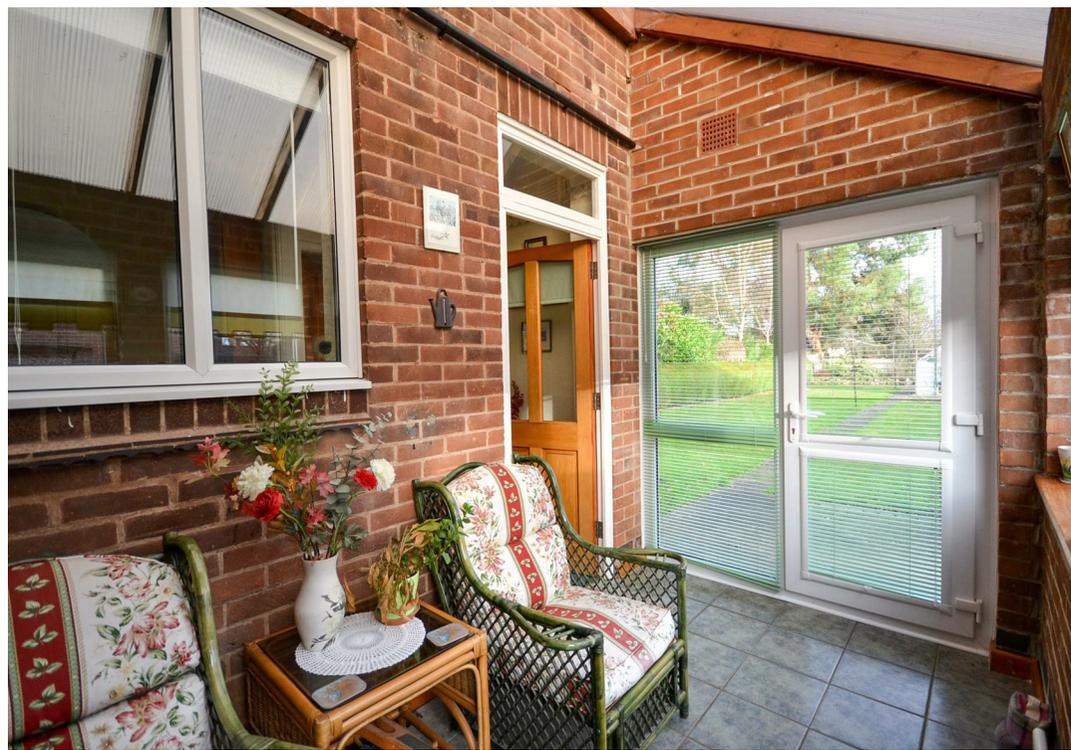
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Broadband & Mobile coverage:-
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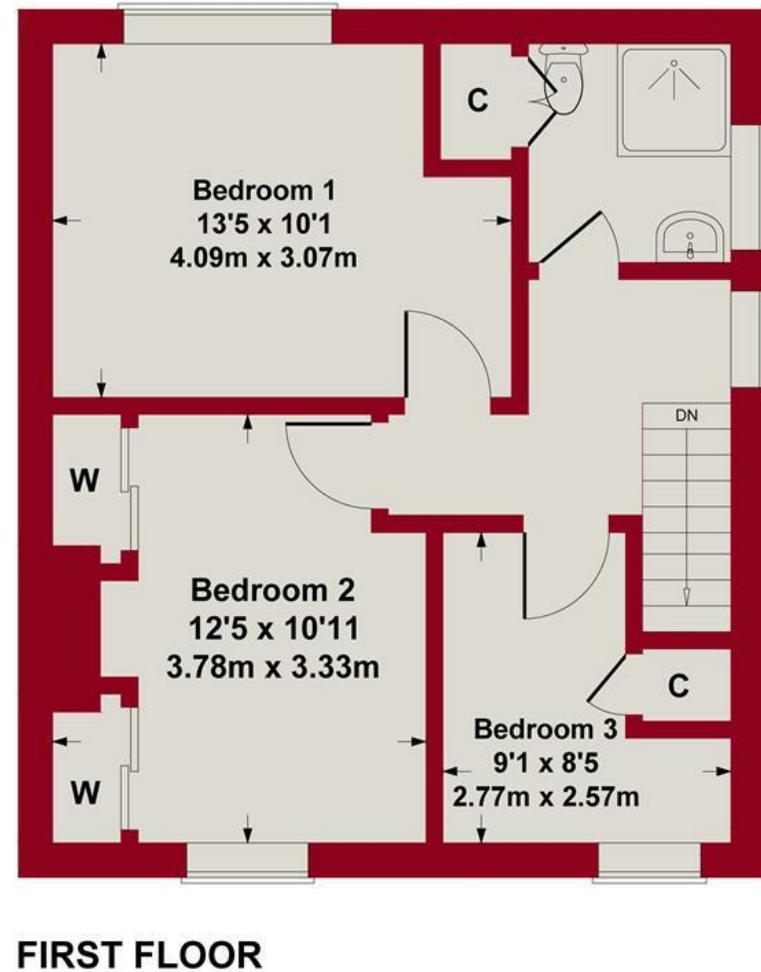
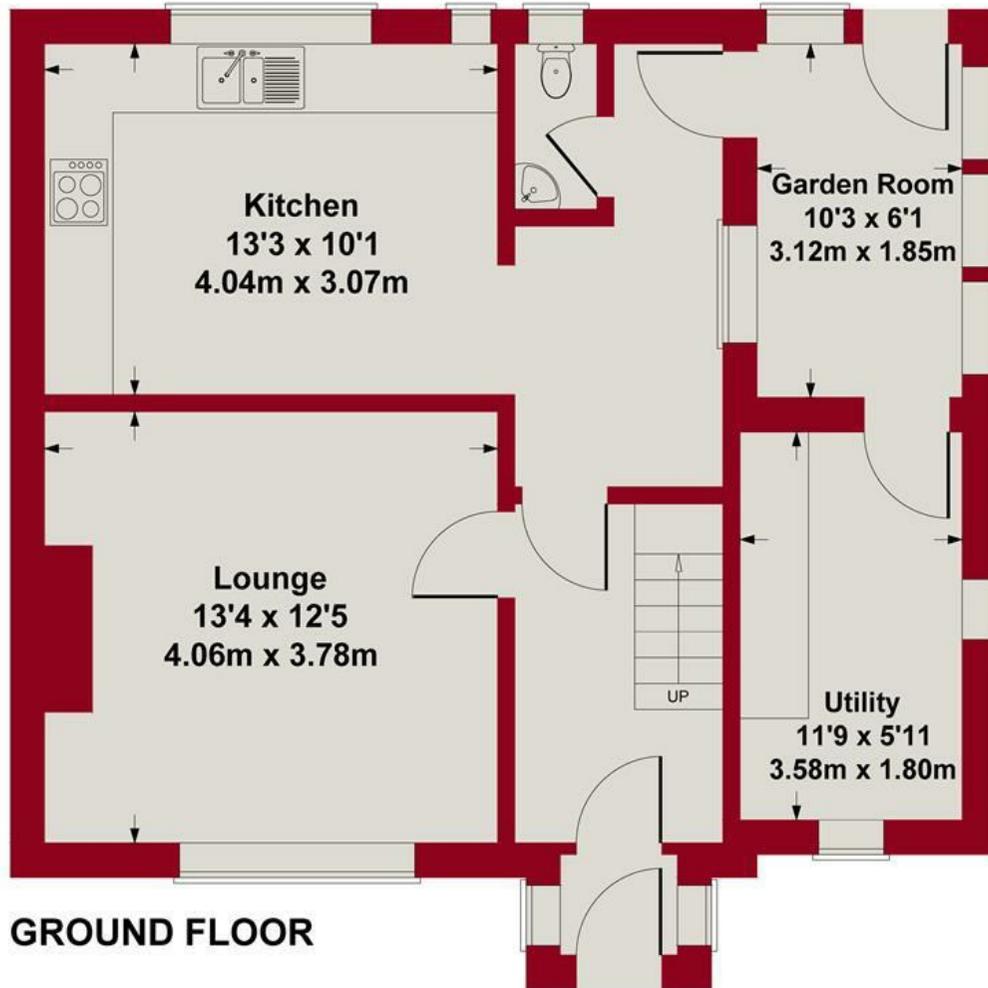
Planning applications:-
<https://www.gov.uk/search-register-planning-decisions>





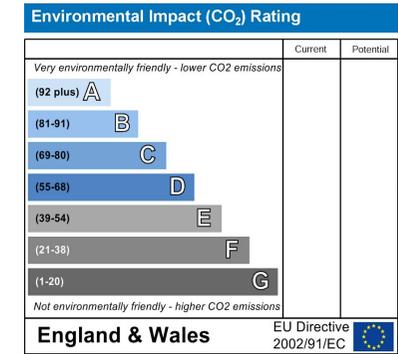
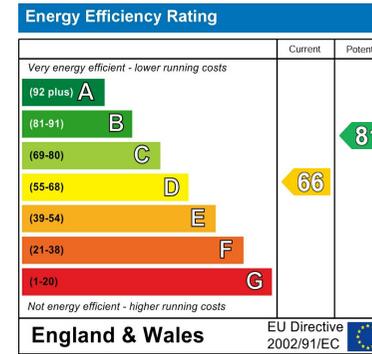


**Approximate Gross Internal Area
1088 sq ft - 101 sq m**



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. 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.

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