

HoldenCopley

PREPARE TO BE MOVED

Orchard Court, Oxtun, Nottinghamshire NG25 0SR

Guide Price £475,000 - £600,000

Orchard Court, Oxton, Nottinghamshire NG25 0SR

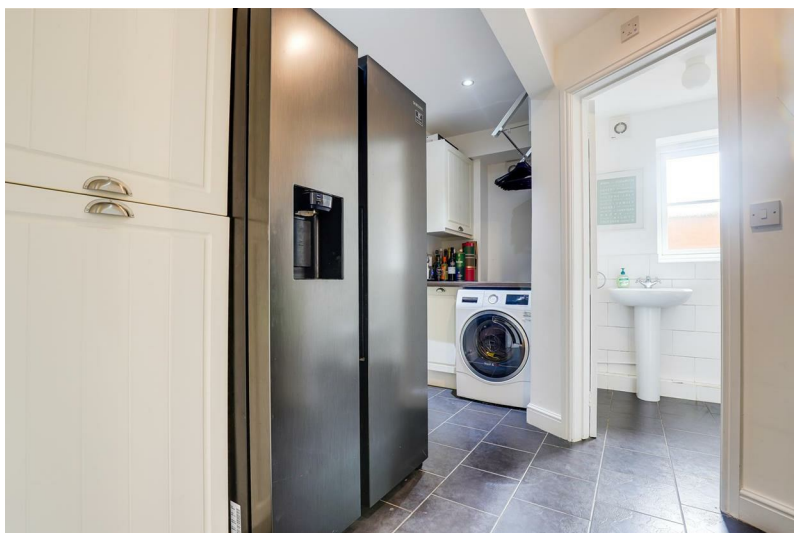


GUIDE PRICE... £475,000 - £500,000

DETACHED PRACTICAL FAMILY HOME...

Nestled in the idyllic countryside of Oxton, Southwell, this beautifully presented detached home combines modern convenience with timeless village charm. Tucked away in a peaceful cul-de-sac, this property offers an ideal retreat for a growing family, where comfort and serenity meet in perfect harmony. As you step through the inviting entrance porch, you'll find direct access to the garage and a welcoming hallway that sets the tone for the rest of the home. Off the hallway, a versatile room, currently serving as a delightful playroom, enhances the home's practicality and potential. The heart of the home is the spacious living room, where double French doors invite you to step into the rear garden, flooding the space with natural light. This flows effortlessly into the contemporary fitted kitchen, complete with a stylish breakfast bar and its own set of French doors opening to the garden, creating a bright and airy space perfect for family gatherings or entertaining. A handy utility room and a convenient ground-floor W/C round out the lower level. Upstairs, the master bedroom is a true sanctuary, featuring a dressing area and access to a private en-suite. The second bedroom also boasts its own en-suite, offering added comfort and privacy. Three additional well-proportioned bedrooms are complemented by a beautifully designed three-piece family bathroom, ensuring plenty of space for everyone. The exterior of the property is equally enchanting. The front garden is meticulously landscaped, adorned with mature shrubs and bushes that frame the home beautifully. A block-paved driveway provides ample parking and leads to the garage, equipped with lighting, electricity, and an up-and-over door for ease of use. The rear garden is thoughtfully designed with courtesy lighting, a patio area, low-maintenance artificial lawn, raised planted borders, and a secure fenced boundary.

MUST BE VIEWED, PRICED TO SELL





- Detached House
- Five Bedrooms
- Two Reception Rooms
- Fitted Kitchen & Utility Room
- Play Room
- Two En-Suites
- Three Piece Bathroom Suite & Ground Floor W/C
- Driveway & Garage
- Enclosed Rear Garden
- Must Be Viewed





GROUND FLOOR

Entrance Porch

5’6" x 5’4" (1.69m x 1.64m)

The entrance porch has slate tile flooring, a wall-mounted security alarm panel, UPVC double-glazed panelled windows to the front elevation, and a single composite door providing access into the accommodation.

Hall

14’5" x 6’5" (4.41m x 1.96m)

The inner hall has solid wood flooring, a column radiator, carpeted stairs, and recessed spotlights.

Play Room

11’10" x 12’4" (3.63m x 3.78m)

This versatile room has a UPVC double-glazed bay window to the front elevation, a further UPVC double-glazed window to the side elevation, carpeted flooring, and a column radiator.

Living Room

25’3" x 11’6" (7.72m x 3.53m)

The living room has solid wood flooring, recessed spotlights, two column radiators, UPVC double-glazed windows to the side elevation, a half-vaulted ceiling with three skylight windows, space for a dining table, open access into the kitchen, and double French doors opening out to the rear garden.

Kitchen

9’10" x 18’5" (3.00m x 5.63m)

The kitchen has a range of fitted shaker-style base and wall units with wooden worktops and a breakfast bar, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated double oven, a five-ring gas hob with an extractor fan, an integrated dishwasher, partially tiled walls, tiled flooring, a vertical radiator, recessed spotlights, a UPVC double-glazed window, and double French doors opening out to the rear garden.

Utility Room

3’6" x 11’1" (1.08m x 3.64m)

This space has a low level dual flush W/C, a pedestal wash basin, a column radiator, partially tiled walls, tiled flooring, an extractor fan, and a UPVC double-glazed window to the side elevation.

W/C

5’10" x 5’5" (1.78m x 1.67m)

This space has a low level dual flush W/C, a pedestal wash basin, a column radiator, partially tiled walls, tiled flooring, an extractor fan, and a UPVC double-glazed window to the side elevation.

FIRST FLOOR

Landing

9’6" x 18’6" (2.90m x 5.66m)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator, access to the boarded loft with lighting via a drop-down ladder, and provides access to the first floor accommodation.

Master Bedroom

12’0" x 11’9" (3.67m x 3.60m)

The main bedroom has a UPVC double-glazed window to the front elevation, a half-vaulted ceiling with two skylight windows, recessed spotlights, a TV point, overhead storage cupboards, a column radiator, access to a dressing area, and access into the en-suite.

Dressing Area

3’5" x 5’8" (1.05m x 1.75m)

The dressing area has carpeted flooring, recessed spotlights, and a fitted sliding mirrored door wardrobe.

En-Suite

5’3" x 8’4" (1.62m x 2.55m)

The en-suite has a low level dual flush W/C, a countertop wash basin with fitted storage underneath, an electrical shaving point, a shower enclosure with an overhead rainfall shower, a handheld shower head and wall-mounted fixtures, a chrome heated towel rail, wood-effect flooring, fully tiled walls, recessed spotlights, and a UPVC double-glazed window to the front elevation.

Bedroom Two

11’6" x 10’7" (3.51m x 3.25m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a column radiator, and access to the second en-suite.

En-Suite Two

6’1" x 8’1" (1.87m x 2.47m)

The second en-suite has a low level dual flush W/C, a pedestal wash basin, a corner fitted shower enclosure with a wall-mounted electric shower fixture, fully tiled walls, vinyl flooring, a column radiator, and a UPVC double-glazed window to the rear elevation

Bedroom Three

12’9" x 9’10" (3.91m x 3.01m)

The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

Bedroom Four

9’9" x 11’3" (2.99m x 3.45m)

The fourth bedroom has a UPVC double glazed window to the front elevation, a radiator, and carpeted flooring.

Bedroom Five

7’9" x 11’6" (2.37m x 3.51m)

The five bedroom has a UPVC double glazed window to the side elevation, a radiator, and carpeted flooring.

Bathroom

7’0" x 7’6" (2.14m x 2.31m)

The bathroom has a UPCV double glazed window to the side elevation, a low level flush W/C, a pedestal wash basin, an 'L' shaped bath with a handheld shower fixture and shower screen, an extractor fan, a shaver socket, a column radiator, floor-to-ceiling tiling, and anti-slip flooring.

OUTSIDE

Front

To the front of the property is planted borders with established shrubs and bushes, a block paved driveway, access to the rear garden, and access into the garage via an up-an-over door.

Garage

11’3" x 10’3" (3.45m x 3.14m)

The garage has ample storage, lighting, electrics, and an up-and-over door opening onto the driveway.

Rear

To the rear of the property is an enclosed rear garden with courtesy lighting, a patio, artificial lawn, raised planted borders, and a fence panelled boundary.

ADDITIONAL INFORMATION

Broadband – Fibre

Broadband Speed - **Mbps

Phone Signal – 3G / 4G / 5G

Electricity – Mains Supply

Water – Mains Supply

Heating – Electric or Gas Central Heating – Connected to Mains Supply

Septic Tank –

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Non-Standard Construction –

Any Legal Restrictions –

Other Material Issues –

DISCLAIMER

Council Tax Band Rating - Newark and Sherwood District Council - Band G

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

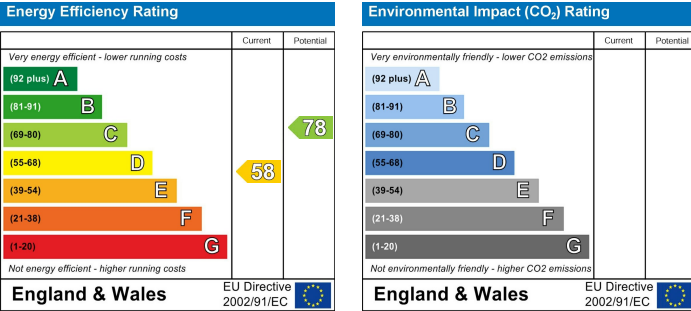
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

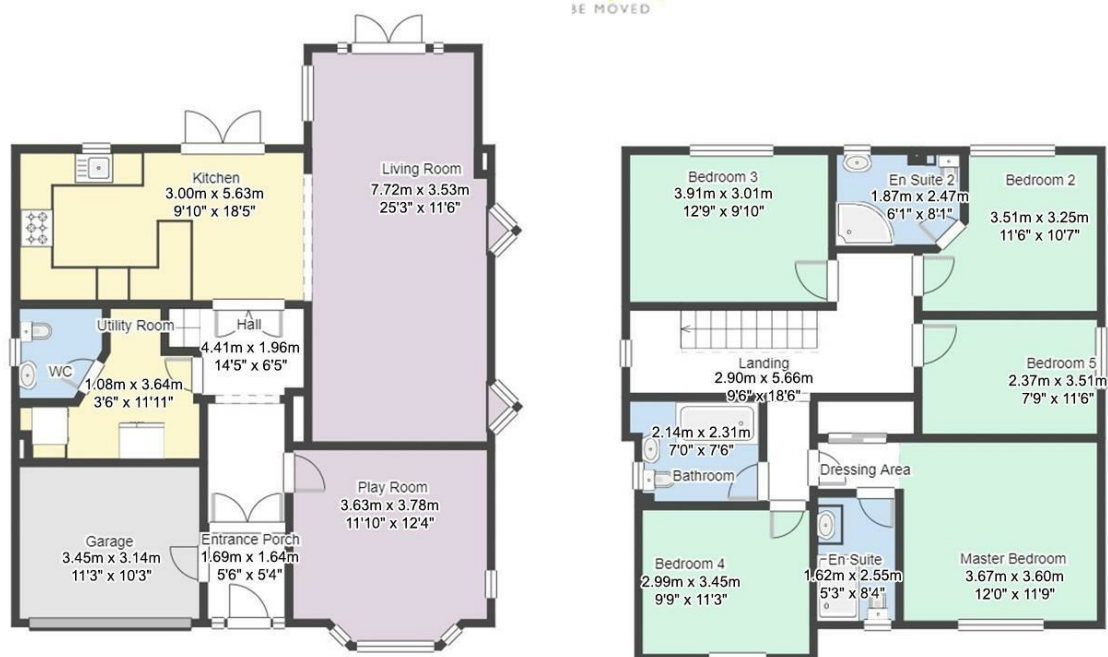
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Orchard Court, Oxton, Nottinghamshire NG25 0SR

HoldenCopley
BE MOVED



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
© HoldenCopley

0115 7734300

906A Woodborough Road, Mapperley, Nottingham, NG3 5QR

mapperleyoffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.