



## 42 Orchard Close, SG12 8AH

Guide Price **£385,000**

A beautifully presented, turn-key home tucked away in a small private cul-de-sac, ideally located within easy reach of the High Street and mainline station.

This attractive property benefits from Upvc double glazing throughout, tandem allocated parking for two vehicles adjacent to the house and a private enclosed garden enjoying a desirable southerly aspect.

The well-appointed accommodation briefly comprises: enclosed entrance porch, a spacious living/dining room, a contemporary fitted kitchen and a conservatory opening to the garden. On the first floor are two bedrooms, including a generous principal bedroom with bespoke fitted wardrobes, together with a modern family bathroom.

**Bedrooms: 2 | Bathrooms: 1 | Receptions: 1**

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**Enclosed Entrance Porch** : Tiled floor. Space for coats and shoes. Multi pane door opening to:

**Open Plan Living/Dining Area :**

**Living Area** - 4.83m x 3.73m (15'10" x 12'2") Including staircase. Upvc double glazed window to front aspect. Wall mounted electric heater. Wood laminate floor. Open plan to:

**Dining Area** - 2.84m x 2.06m (9'3" x 6'9") Deep under stairs storage cupboard. Wall mounted electric panel heater. Wood laminate floor. Sliding double glazed doors to conservatory. Open plan to:

**Kitchen** - 2.84m x 1.62m (9'3" x 5'3") Refitted with a contemporary range of high gloss wall and base cabinets in a soft grey, with complementary 'Quartz' work surfaces over. Tiling to splash-backs. Inset sink and drainer. Integrated washing machine and dishwasher. Space for tall fridge/freezer. Built-in oven/grill and ceramic hob with brushed steel illuminated extractor canopy over. Upvc double glazed window to rear aspect.

**Conservatory** - 3.92m x 2.43m (12'10" x 7'11") Upvc double glazed construction. Fitted blinds to windows, doors and glazed roof. Tiled floor. Double doors opening onto garden.

**First Floor** : Loft access hatch. Loft is part boarded with light connected. Airing cupboard housing pre-lagged hot water cylinder.

**Bedroom One** - 3.43m x 3.16m (11'3" x 10'4") Measured up to fitted cupboards. Upvc double glazed window to front aspect. Wall mounted electric heater. Bespoke range of built-in wardrobe cupboards. Recessed over stairs storage cupboard.

**Bedroom Two** - 3.27m x 2.22m (10'8" x 7'3") Upvc double glazed window to rear aspect. Wall mounted electric heater. Upvc double glazed window to rear aspect. Wall mounted electric heater.

**Bathroom** : Fitted with a modern suite: Panel enclosed bath with wall mounted electric shower unit and concertina screen. Vanity wash hand basin with cupboards below. Low level w.c. Heated towel rail. Complementary tiling to walls and floor. Upvc double glazed frosted window to rear.

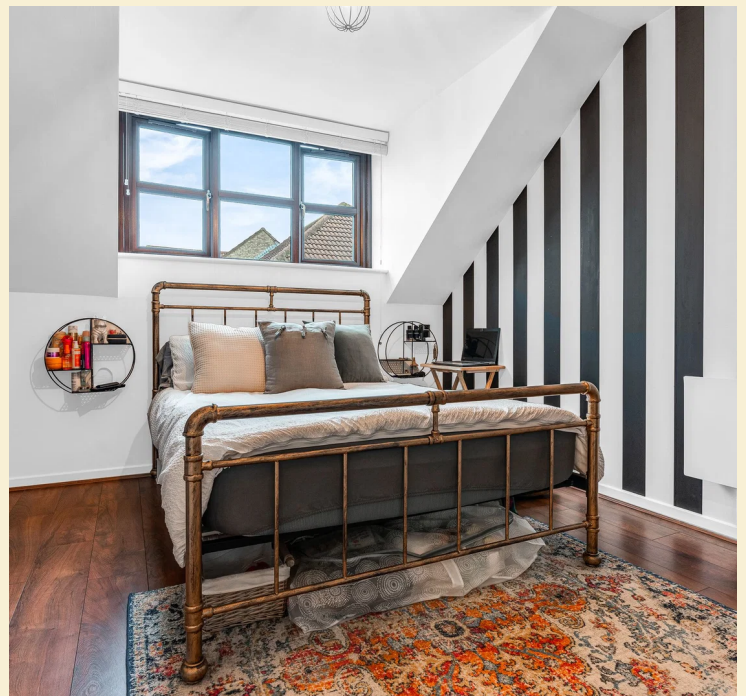
**Exterior** : The property sits in a quiet, private cul-de-sac location and there is a small open plan front garden. Integrated lockable storage shed beside the front door.

**Parking** : There is a tandem length allocated parking bay directly adjacent to the property for two vehicles with further visitors parking bays close by. (Permit Parking)

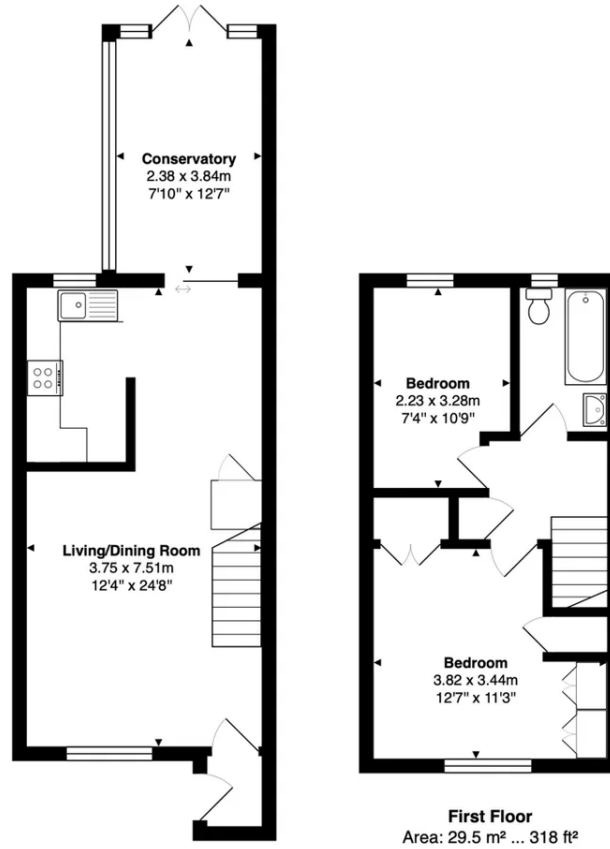
**Rear Garden** : Fully enclosed south facing rear garden that is fenced to boundaries. There is a patio that extends from the immediate rear of the conservatory and rear of the house with the remainder laid to lawn. Pedestrian gated side access takes you out to the parking area.

**Agents Note** : We are advised that there is a current service charge of £600 per year. This pays for the upkeep of the surrounding communal areas including electric lighting, gardening, car park maintenance and the permit parking.

**Services** : Mains services connected: Electricity, water and drainage. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>







**Ground Floor**  
Area: 39.8 m<sup>2</sup> ... 429 ft<sup>2</sup>

**First Floor**  
Area: 29.5 m<sup>2</sup> ... 318 ft<sup>2</sup>

Total Area: 69.3 m<sup>2</sup> ... 746 ft<sup>2</sup>

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE  
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient – lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			68
(39-54) <b>E</b>	46		
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient – higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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