



Orchid Drive, Farndon, Newark

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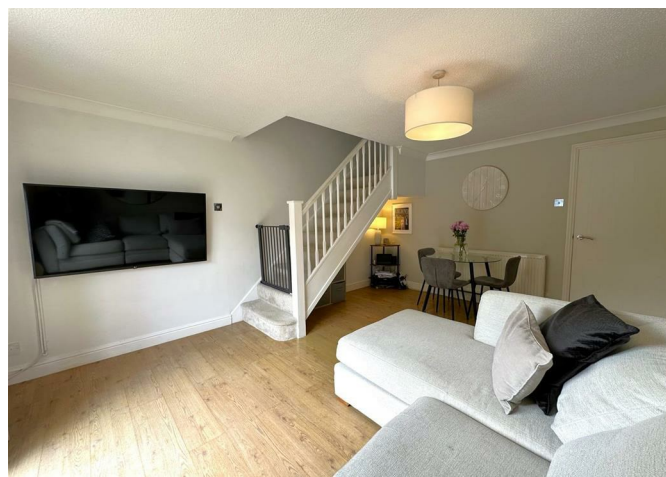
 OLIVER REILLY



# Orchid Drive, Farndon, Newark

- CONTEMPORARY END TERRACE HOME
- POPULAR & WELL-SERVED VILLAGE LOCATION
- MODERN KITCHEN & FIRST FLOOR BATHROOM
- SINGLE GARAGE & TANDEM OFF-STREET PARKING
- ATTRACTIVE MODERN DESIGN! IDEAL FIRST TIME HOME!
- TWO BEDROOMS
- GENEROUS OPEN-PLAN LOUNGE/DINER
- DELIGHTFUL LOW-MAINTENANCE GARDEN
- EASE OF ACCESS ONTO A46, A1 & TO TOWN CENTRE
- VIEWING ESSENTIAL! Tenure: Freehold. EPC 'C'

TAKE THE NEXT STEP!!... And view this lovely two bedroom end terrace home. Privately positioned within a quiet cul-de-sac, in the heart of the highly desirable village of Farndon. Filled with excellent amenities, charming riverside walks and ease of access onto the A46 and A1. This fantastic contemporary home is available for your immediate appreciation. Promising itself as an ideal first time home, suitable downsize or superb investment opportunity. The property's accommodation comprises: Entrance hall, modern fitted kitchen, large open plan living/ dining space. Two well-proportioned bedrooms and a three-piece bathroom. Externally, the property provides ample off-street parking, for multiple vehicles, with access into a SINGLE GARAGE. Providing power and lighting. There is a charming, private enclosed, low maintenance rear garden, with a useful detached summer house. Providing power and lighting. Further benefits of this lovely contemporary home include uPVC double glazing throughout and gas central heating via a modern combination boiler. Internal viewings are HIGHLY ADVISED, in order to gain a full sense of appreciation for this wonderful modern-day residence, in a very private residential village location.



Guide Price £180,000



Single Garage & Parking  
For Multiple Vehicles

**EXTERNAL PORCH:** 3'3 x 3'1 (0.99m x 0.94m)  
Providing tiled flooring and external ceiling light. Access to the electric meter. An external uPVC door leads into the entrance hall.

**ENTRANCE HALL:** 5'3 x 3'5 (1.60m x 1.04m)  
Providing ceramic tiled flooring and a ceiling light fitting. Access into the living space and kitchen.

**MODERN FITTED KITCHEN:** 8'5 x 7'10 (2.57m x 2.39m)  
Providing ceramic tiled flooring and a ceiling light fitting. The contemporary kitchen houses a vast range of attractive white shaker-style wall and base units with work surfaces over and partial walled tiled splash backs. Inset 1.5 bowl stainless steel sink with chrome mixer tap and drainer. Integrated electric oven with five ring gas hob over and stainless steel extractor hood above. Fitted larder cupboard. Provision for a freestanding fridge freezer, under-counter dishwasher and washing machine. uPVC double glazed window to the front elevation.

**OPEN PLAN LOUNGE/DINER:** 15'4 x 11'9 (4.67m x 3.58m)  
A very generous OPEN PLAN living space, with wood-effect laminate flooring, a large double panel radiator, two ceiling light fittings, coving and complementary part panelled feature wall. Carpeted stairs rise to the first floor. uPVC double glazed sliding doors open out into the rear garden.

**FIRST FLOOR LANDING:** 3'1 x 3'1 (0.94m x 0.94m)  
Providing carpeted flooring, a ceiling light fitting, smoke alarm and loft hatch access point. Providing a pull-down ladder, which gives access to the modern combination boiler. Approximately 5 years old. Access into the bathroom and both bedrooms.

**MASTER BEDROOM:** 12'5 x 11'9 (3.78m x 3.58m)  
A very generous DOUBLE bedroom, with carpeted flooring, a ceiling light fitting, double panel radiator and complementary feature wall panelling. uPVC double glazed window to the rear elevation, providing a delightful outlook over the enclosed rear garden. Max measurements provided.

**BEDROOM TWO:** 11'7 x 5'8 (3.53m x 1.73m)  
A well-proportioned single bedroom, with carpeted flooring, a ceiling light fitting and double panel radiator. uPVC double glazed window to the front elevation.

**FIRST FLOOR BATHROOM:** 8'7 x 5'8 (2.62m x 1.73m)  
Providing tile-effect flooring. A panelled bath with electric shower facility and wall mounted shower screen. Floor to ceiling wall tiled splash backs. a low level, W.C and pedestal wash hand basin with chrome mixer tap. Fitted airing cupboard, ceiling light fitting and extractor fan. Obscure uPVC double glazed window to the front elevation. Max measurements provided.



#### SINGLE GARAGE:

16'9 x 8'3 (5.11m x 2.51m)

Of brick built construction with a pitched tiled roof. Providing a manual up/over garage door. Power and lighting.

#### Externally:

The front aspect provides a well-appointed front garden. Adjacent to the house itself. There is provision for a garden shed. A paved pathway gives access to the front entrance porch/ front door. There is an outside tap. Access to the gas and electrical meters. A secure right side timber access gate, leads into the rear garden. Fully enclosed and of general low maintenance.

Predominantly laid to lawn, with a delightful paved patio, directly accessed from the living room. There is an additional and secluded paved patio at the bottom of the garden. Partial barked borders and an unspoiled tree-lined outlook behind. There are fully fenced side and rear boundaries. A secure timber side access gate leads onto a shared pathway. PLEASE NOTE: There is no shared access across the rear garden.

#### Services:

Mains water, drainage, and electricity are all connected. The property also provides gas central heating via a modern combination boiler, approximately 5 years old and uPVC double glazing throughout. PLEASE NOTE: We have not and will not be testing any equipment, services or appliances and cannot verify that they are in full working order. The buyer is advised to obtain verification from their solicitor or a surveyor.

**Tenure: Freehold. Sold with vacant possession.**

**Approximate Size: 580 Square Ft.**

Measurements are approximate and for guidance only.

#### Local Authority:

Newark & Sherwood District Council.

**Council Tax: Band 'A'**

**EPC: Energy Performance Rating: 'C'**



#### Local Information & Amenities: Farndon

Farndon is an extremely popular and well served village, located approximately 3 miles from Newark Town Centre, which hosts a wide array of excellent amenities, including an excellent train service via Newark North Gate Station, which provides a direct link through to LONDON KINGS CROSS STATION in approximately 75 minutes. The village offers ease of access onto the A46 (Nottingham & Lincoln) and A1 (North/South). The village provides a convenience store, post office, hairdressers, a thriving village hall, popular primary school and three public houses. The Rose & Crown, The Farndon Ferry and Riverside, which is appropriately positioned close to a pleasant walkway along the river banks.

#### Viewing Arrangements:

Strictly by appointment only through the agent. AVAILABLE 7 DAYS A WEEK. Subject to availability. For further details or if you wish to arrange a appointment, please contact us on: 01636 558 540.

#### Money Laundering Regulations:

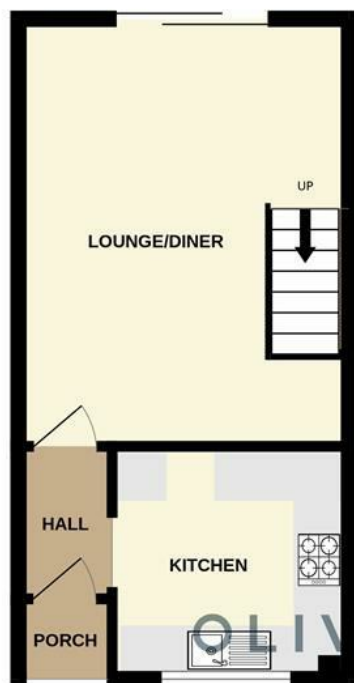
Please be aware that any intending purchaser(s) will be required to produce two forms of Identification documentation in order for the transaction to proceed.

#### Draft Details-Awaiting Approval:

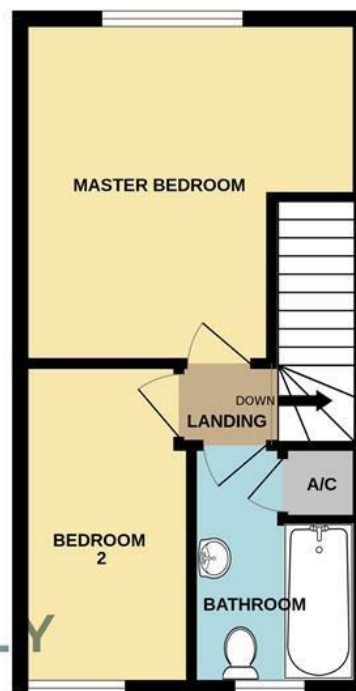
These are draft particulars awaiting final approval from the vendor, therefore the contents may be subject to change and must not be relied upon as an entirely accurate description of the property. Although the particulars are believed to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. Fixtures, fittings and furnishings are not included in a sale, unless specifically mentioned.



GROUND FLOOR



1ST FLOOR



### Energy Efficiency Rating

|                                             | Current   | Potential                                                                                                     |
|---------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |           |                                                                                                               |
| (92 plus) <b>A</b>                          |           | <b>90</b>                                                                                                     |
| (81-91) <b>B</b>                            |           |                                                                                                               |
| (69-80) <b>C</b>                            | <b>71</b> |                                                                                                               |
| (55-68) <b>D</b>                            |           |                                                                                                               |
| (39-54) <b>E</b>                            |           |                                                                                                               |
| (21-38) <b>F</b>                            |           |                                                                                                               |
| (1-20) <b>G</b>                             |           |                                                                                                               |
| Not energy efficient - higher running costs |           |                                                                                                               |
| <b>England &amp; Wales</b>                  |           | EU Directive 2002/91/EC  |