



6 Orchard Close Southwell, NG25 0DY

**Guide Price
£575,000**

Situated in a quiet cul-de-sac location on the outskirts of Southwell, this spacious detached family home benefits from an EPC Rating "C" and offers accommodation which includes entrance hall, doakroom/WC, lounge, dining room, study/music room, office, kitchen, utility room and breakfast room. To the first floor there is a master bedroom with en-suite, bedroom two with en-suite area, two further double bedrooms and family bathroom. Outside there is a block paved driveway, single garage and private enclosed lawned garden. The property further benefits from having 12 solar panels and an electric car charging point. We highly recommend an early viewing to fully appreciate the size of accommodation in this delightful position.





SERVICES

All mains services available. Gas fired central heating.

The property has 12 solar panels which were installed in November 2022 and are owned outright, with the added benefit of a battery.

INCLUDED IN THE SALE

- Range Cooker;
- Carpets;
- Curtains;
- Blinds;
- Light Fittings;
- 12 Solar Panels; and
- 2 Garden Sheds.

EPC RATING – C.

COUNCIL TAX BAND – F.

LOCAL AUTHORITY - Newark and Sherwood District Council.

TENURE - Freehold.

VIEWINGS - By prior appointment through Alasdair Morrison and Mundys.



LOCATION

Southwell is a picturesque market town known for its rich history and stunning architecture. Located in the heart of the English countryside, Southwell boasts a range of amenities and facilities. One of the town's most iconic landmarks is Southwell Minster, a stunning medieval cathedral. The town is also home to numerous quaint shops, charming cafes, and traditional pubs, providing plenty of options for dining and shopping. Southwell offers schools, healthcare providers and recreational facilities, ensuring that residents have access to essential amenities. Additionally, Southwell has good transportation links, making it easy to explore the surrounding area and beyond.



ACCOMMODATION

A multi-paned glazed panelled door with glazed side panels leads to the Entrance Hall.

ENTRANCE HALL

6' 0" x 12' 0" (1.83m x 3.66m) With staircase off to the first floor landing, under stairs storage area, tiled floor, radiator and doors leading to the cloakroom/WC, lounge, dining room and kitchen.

CLOAKROOM/WC

7' 10" x 4' 5" (2.39m x 1.35m) With low level WC, wash hand basin, half tiled surround, tiled floor, heated towel rail and double glazed opaque window to front elevation.



LOUNGE

23' 7" x 12' 3" (7.19m x 3.73m) With two double glazed windows to front elevation, coal effect electric fire with brick surround, radiator and double doors leading to the dining room.

DINING ROOM

18' 8" x 9' (5.69m x 2.74m) With double glazed window to rear elevation, double glazed sliding patio doors to the rear garden, two radiators, wall lights and door leading to the office.

OFFICE

10' 11" x 9' (3.33m x 2.74m) With double glazed window to rear elevation and radiator.



KITCHEN

8' 10" x 16' 8" (2.69m x 5.08m) Fitted with a range of wall, base units and drawers with work surfaces over and splash-back tiled surround, Rangemaster NEXUS SE five ring Range with warming plate and extractor over, plumbing and space for an American style fridge freezer, stainless steel single drainer sink unit, plumbing and space for a dishwasher, double glazed windows to side and rear elevations and giving access to the breakfast room.



BREAKFAST ROOM

7' 1" x 7' 5" (2.16m x 2.26m) With double glazed window and door to front elevation, radiator and giving access to the utility room.

UTILITY ROOM

8' 2" x 9' 3" (2.49m x 2.82m) With double glazed panelled door to the rear garden, plumbing and space for a washing machine, spaces for a tumble dryer and fridge, tiled floor, inset sink to work surface, double and two single larder units and door leading through to the study/music room.

STUDY/MUSIC ROOM

16' 10" x 12' 8" (5.13m x 3.86m) With two double glazed windows to rear elevation, double glazed window to side elevation and two radiators.

FIRST FLOOR LANDING

10' 2" x 3' 0" (3.1m x 0.91m) Giving access to the roof space.

MASTER BEDROOM

9' 8" x 21' 7" (2.95m x 6.58m) With a range of fitted wardrobes and cupboards, double glazed windows to front and rear elevations and two radiators.

EN-SUITE

9' 11" x 5' 9" (3.02m x 1.75m) With suite to comprise of shower cubicle, vanity wash hand basin and low level WC, fully tiled surround, heated towel rail and double glazed window to rear elevation.

BEDROOM 2

12' 9" x 10' 9" (3.89m x 3.28m) With double glazed window to front elevation, radiator, fitted wardrobes and leading to the open en-suite area.

EN-SUITE AREA

With shower cubicle, wash hand basin and fully tiled surround.

BEDROOM 3

12' 2" x 10' 1" (3.71m x 3.07m) With double glazed window to front elevation and radiator.

BEDROOM 4

9' 2" x 9' 3" (2.79m x 2.82m) With double glazed window to rear elevation and radiator.





BATHROOM

8' 7" x 5' 5" (2.62m x 1.65 m) With suite to comprise of corner spa bath, pedestal wash hand basin, low level WC and corner shower cubicle, tiled floor, heated towel rail and double glazed window to rear elevation.

OUTSIDE

To the front of the property there is a large block paved driveway providing ample off road parking and giving access to the single garage.

There is side gated access leading to the totally enclosed rear garden having two sheds/workshops, large decked and flagstone patio areas and external lighting



GARAGE

With electric roller door, light, power, cold water tap and Growatt solar control panel with battery.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at mundys.net

SELLING YOUR HOME – HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION – WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton and Co, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct then we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct then we will receive a referral fee of up to £125.

Mundy's Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundy's Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

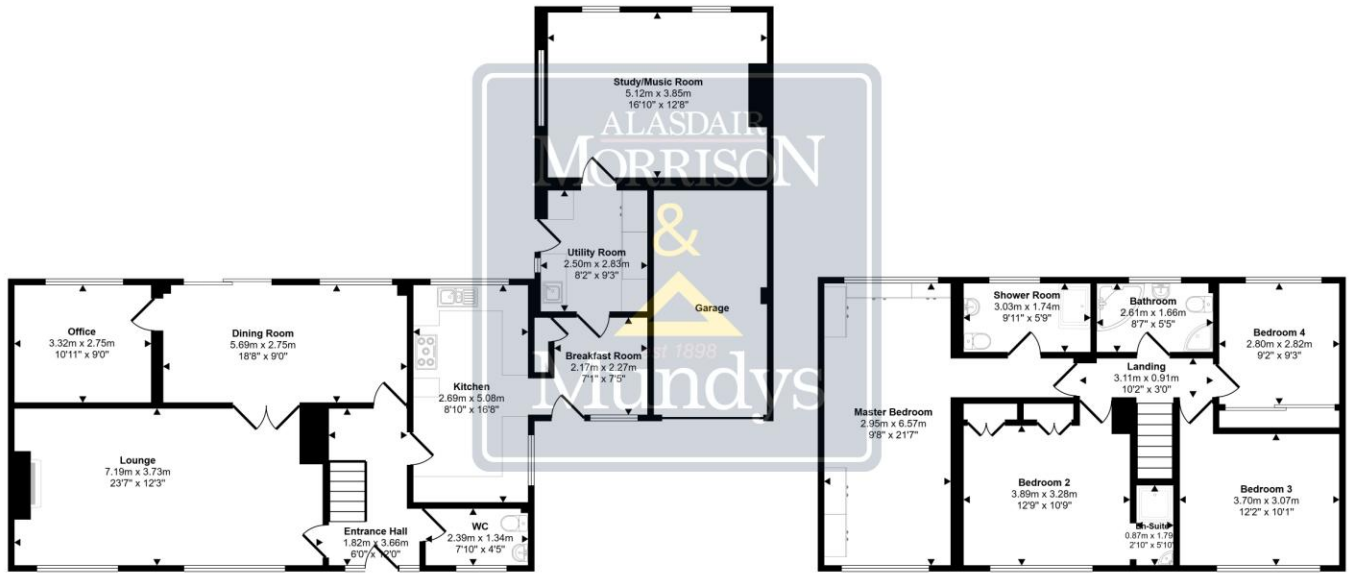
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Approx Gross Internal Area
209 sq m / 2246 sq ft



Ground Floor
Approx 130 sq m / 1397 sq ft

First Floor
Approx 79 sq m / 850 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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