Orchid Drive, Farndon NG24 3TX



GUIDE PRICE £170,000 to £180,000. Tucked away at the head of a peaceful cul-de-sac, this beautifully presented two-bedroom end terrace combines village charm, stylish living and everyday convenience. Inside, an open-plan lounge/diner sits alongside a kitchen, two bedrooms and first-floor bathroom. Outside, gardens to the front and rear offer outdoor space, complemented by off-road parking and a single garage. Double glazing and gas central heating complete this appealing home.

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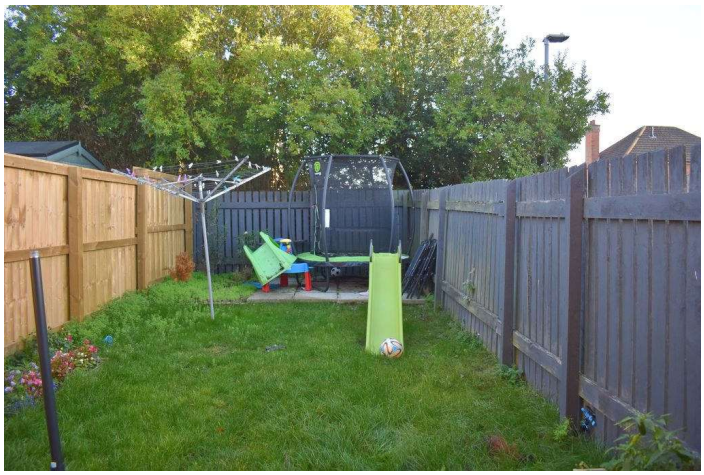







LITTLE MAN CAVE
FREDDIE





Situation and Amenities

Farndon is a sought after village running alongside the banks of the River Trent and lies approximately 3 miles from Newark On Trent. The village has good road links to the A46 giving easy access to the A1, Nottingham, Leicester and Lincoln and beyond. Farndon boasts two restaurants, The Riverside and Farndon Ferry, and local a public house, The Rose and Crown which also serves food. Knotts bar and restaurant can be found in the Farndon Marina. Farndon also offers an abundance of riverside and rural walks and has many social groups including a successful cricket club with its newly built pavilion. Other amenities include a hairdressers and local food store. Further and more comprehensive amenities can be found in Newark which also has two railway stations, one providing a commuter service to Nottingham and Lincoln, the other providing a direct service to London Kings Cross which takes from around 80 minutes.

Accommodation

Upon entering the front door, this leads into:

Entrance Hall

The entrance hallway has a ceramic tiled floor, cornice to the ceiling, a ceiling light point and a radiator. From here a door opening leads into the kitchen, and a door into the lounge/diner.

Kitchen *8' 4" x 7' 10" (2.54m x 2.39m)*

The kitchen has a window to the front elevation overlooking the garden and is fitted with a good range of base and wall units, including display cabinets, complemented with roll top work surfaces and tiled splash backs. There is a one and a half bowl stainless steel sink, an integrated oven with gas hob and extractor hood above, space and plumbing for both a washing machine and slimline dishwasher, and further space for a vertical fridge/freezer. The kitchen has cornice to the ceiling and a ceiling light point.

Lounge/Diner *15' 5" x 11' 9" (4.70m x 3.58m)*

This excellent sized and well proportioned reception room has sliding patio doors to the rear providing access out to the garden. The lounge is of sufficient size to comfortably accommodate both lounge and dining room furniture, and has wood laminate flooring, cornice to the ceiling, a ceiling light point, part timber panelling to the walls and a radiator. From the lounge/diner the staircase leads to the first floor.

First Floor Landing

The first floor landing has doors into both bedrooms and the bathroom, and a ceiling light point. Access to the loft space is obtained from here.

Bedroom One *12' 7" x 11' 10" (3.83m x 3.60m)*

An excellent sized double bedroom with a window to the rear elevation, a feature timber panelled wall, a ceiling light point and a radiator.

Bedroom Two *11' 7" x 5' 9" (3.53m x 1.75m)*

A good sized second bedroom having a window to the front elevation, dado rail, a ceiling light point and a radiator.

Bathroom *8' 7" x 5' 8" (2.61m x 1.73m)*

The bathroom has an opaque window to the front elevation and is fitted with a white suite comprising bath with electric shower above, pedestal wash hand basin and WC. The bathroom has ceramic tiled walls, wood laminate flooring, a ceiling light point, shaver socket and a radiator. Also located within the bathroom is a useful storage cupboard.

Outside

To the front of the property is a hard landscaped garden and a footpath leading to the front door. Gated access leads into the rear garden.

Single Garage *16' 5" x 8' 2" (5.00m x 2.49m)*

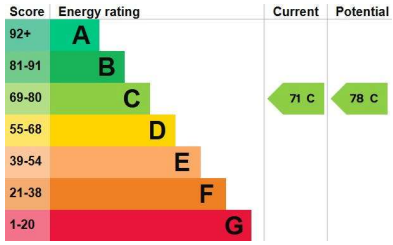
The garage has an up and over door to the front elevation. Situated at the front of the garage are two parking spaces.

Rear Garden

The rear garden is fully enclosed and laid primarily to lawn. There are two distinctive patio areas, one to the rear and the other located adjacent to the sliding patio doors, both are ideal for outdoor seating and entertaining.

Council Tax

The property is in Band A.



VIEWING

Strictly by appointment with the selling agent, Jon Brambles, Tel: 01636 613513.

THINKING OF SELLING?

To find out how much your property is worth, contact us to arrange a free valuation and market appraisal on 01636 613513.

Local Authority

Newark & Sherwood District Council, Notts, 01636 650000

Possession/Tenure

Vacant possession will be given upon completion. The tenure of the property is Freehold.

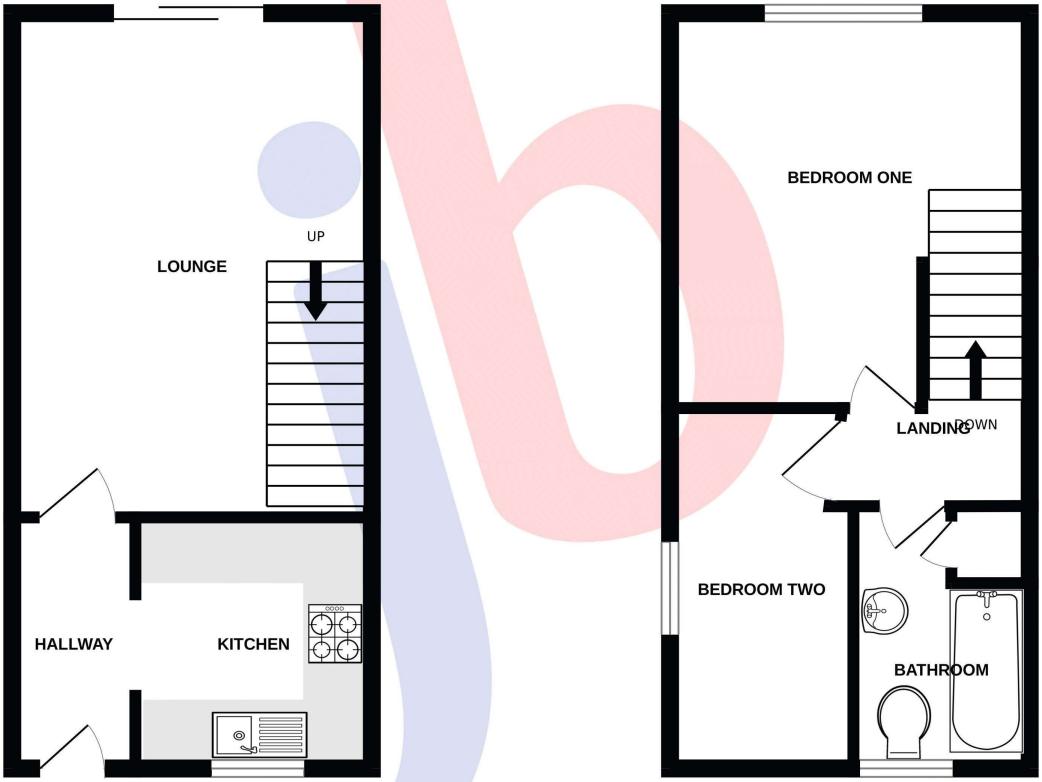
MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, ALL buyers of a property, once they have had an offer accepted, will be required to produce two forms of identification in order for the transaction to proceed.

Services/Referral Fees

Please note that we can highly recommend a number of services which may assist with your sale or purchase. All of the companies recommended have been supplying their services to our clients for a number of years and are professionals in their fields. Should you wish to receive quotations for any of these services, then please do not hesitate to ask us. In accordance with National Trading Standards Guidelines, and our own business ethos of transparency, please be advised that we will receive referral fees from the following providers: JMP Solicitors - £180.00 including VAT, paid only upon completion. Bird & Co LLP - £120.00 including VAT, paid only upon completion. Monument Financial – Independent Mortgage Broker - 30% of any fee charged, or fee received paid as a referral. PMI and Nottingham Surveyors - £50 referral fee paid for any survey conducted. **Agents Note.** We wish to inform you that these particulars are set out as a general outline, are provided in good faith and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs. Floor plans and Site plans are for illustration purposes only, are not to scale, and should not be relied upon for measurements. 00006614 13 November 2026

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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