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nottingham
NG15 7HJ

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Sales & Lettings

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**18 MURDOCH CLOSE
FARNSFIELD
NOTTINGHAMSHIRE
NG22 8FE**



£639,950

VIEWING

By appointment through the selling agent on (0115) 9680809
7 High Street, Hucknall, Nottingham, NG15 7HJ.

TENURE

Freehold

- Luxury Large Detached Property
- Six Bedrooms
- Modern Dining Kitchen
- Three Reception Rooms
- Desirable cul-de-sac Village Location
- Refitted Bathroom & Ensuite to the Master Bedroom
- Good Sized Garden
- Garage and Large Driveway
- Immaculately Presented Throughout

18 MURDOCH CLOSE, FARNSFIELD, NOTTINGHAMSHIRE

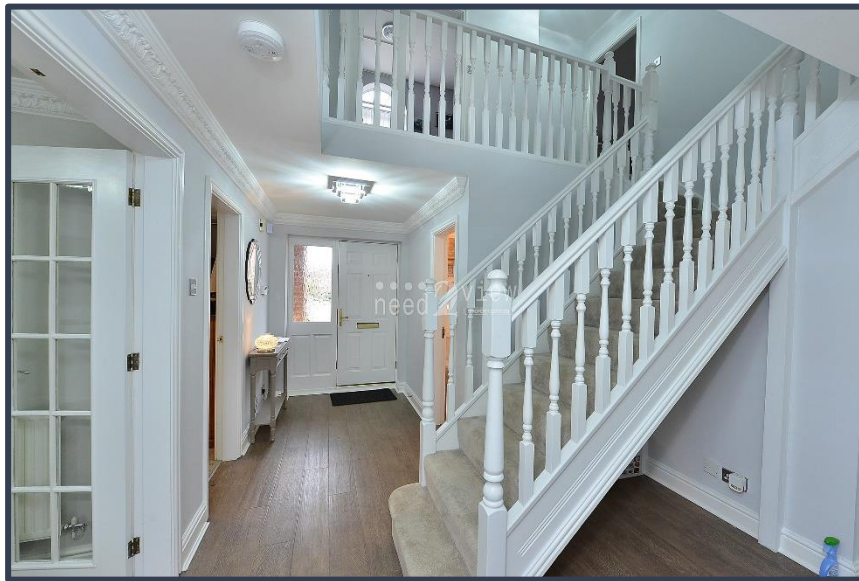
Need2View are delighted to bring to market this beautiful & immaculately presented 6-bedroom property in a desirable cul-de-sac location and close to local amenities.

The property offers a spacious living room, dining room, kitchen, office utility room and a W.C. to the ground floor whilst the first floor has six bedrooms (two with ensembles) and the family bathroom. To the rear of the property there is a good sized, multi level garden and to the front there is an integrated double garage and a large driveway with off street parking for multiple vehicles.

Entrance door into:

HALLWAY

With stairs to the first-floor landing, access to the ground floor rooms, power and ceiling light points.



LOUNGE

17'11" x 11'18" A spacious family room with UPVC double glazed patio doors to the rear, feature fireplace, radiator, power and ceiling light points.



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KITCHEN/DINER

16'1" x 16" Fitted with a range of wall and base units in a white finish with coordinating work surfaces, part wall tiling, integrated fridge freezer, integrated double oven, integrated microwave, kitchen island with integrated four ring hob, extractor fan and dark grey base units, one and a half bowl single drainer sink with mixer tap, UPVC double glazed windows to the side and rear, UPVC double glazed patio doors to the rear, radiator, power and ceiling spotlights.



DINING ROOM

16'3" x 10" With UPVC double glazed window to the rear, radiator, power and ceiling light points.



OFFICE

7'10" x 11'8" With two UPVC double glazed windows to the front, radiator, power and ceiling light points.

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UTILITY ROOM

5'6" x 11'10" Fitted with a range of wall and base units in a white finish to match the kitchen, space and plumbing for a washing machine, space for a dryer, single drainer sink with mixer tap, UPVC double glazed door to the rear, radiator, power points and ceiling spotlights.

GROUND FLOOR W.C.

5'6" x 5'3" With wash hand basin, W.C., UPVC double glazed window to the front, radiator and ceiling light point.



FIRST FLOOR LANDING

With access to all the bedrooms and the family bathroom, loft access, power and ceiling light points.



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BEDROOM ONE

12'5" x 16'9" With UPVC double glazed windows to the front, fitted wardrobes, walk in wardrobe, radiator, power and ceiling light points.



ENSUITE

4'11" x 6'1" White suite comprising of a wash hand basin built into vanity, W.C. and shower cubicle, fully tiled walls, UPVC double glazed window to the side, chrome towel radiator and ceiling light point.



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BEDROOM TWO

12'6" x 13'11" With UPVC double glazed window to the rear, fitted wardrobes, ensuite, radiator, power and ceiling light points.



ENSUITE

5'8" x 5'3" Recently refitted white suite comprising of a wash hand basin built into vanity, W.C. and shower cubicle, fully tiled walls, UPVC double glazed window to the rear, chrome towel radiator and ceiling light points.



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BEDROOM THREE

11'4" x 12'5" With UPVC double glazed window to the front, fitted wardrobes, radiator, power and ceiling light points.



BEDROOM FOUR

8'8" x 12'6" With UPVC double glazed window to the rear,, fitted wardrobes, radiator, power and ceiling light points.



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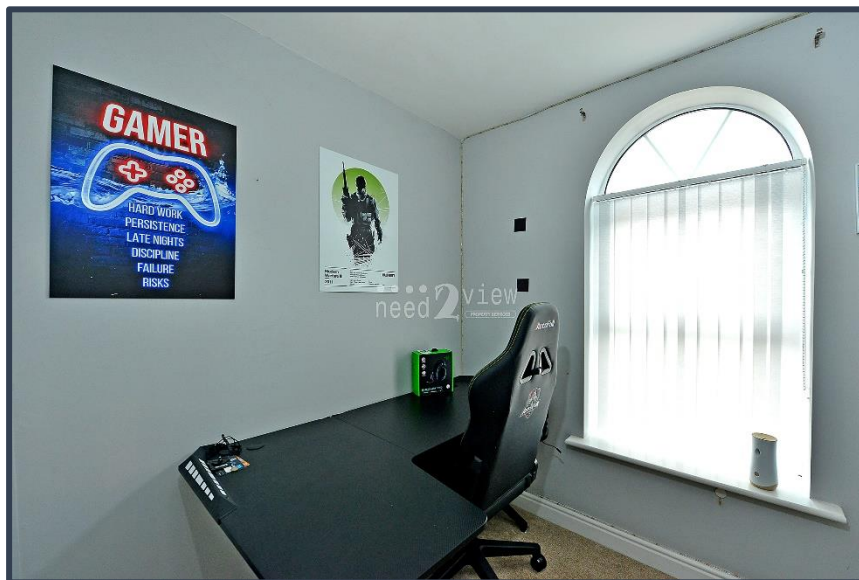
BEDROOM FIVE

8'7" x 11" With UPVC double glazed window to the rear, fitted wardrobes, radiator, power and ceiling light points.



BEDROOM SIX

5'5" x 9'3" With UPVC double glazed window to the front, radiator, power and ceiling light points.



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BATHROOM

6'9" x 9'1" Recently refitted white suite comprising of a wash hand basin built into vanity, W.C., bath and separate shower cubicle, fully tiled walls. UPVC double glazed window to the side, radiator and ceiling light point.



OUTSIDE

To the rear of the property there is a good sized multi level garden with a decked patio area directly outside the property with steps down to a section laid to lawn, all enclosed with fences. To the front of the property there is an integrated garage and a large driveway providing off street parking for multiple vehicles.

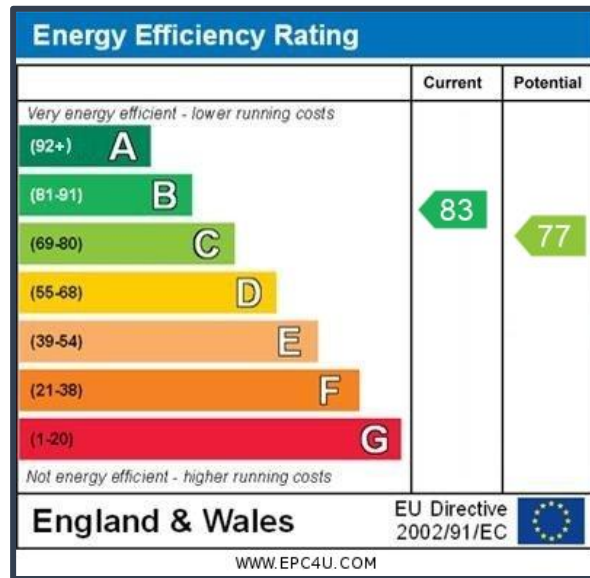


GARAGE

17'9" x 16" Garage integrated into the property with electric door, power and lighting.

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EPC GRAPH



ADDITIONAL INFORMATION

Local Council – Newark and Sherwood District Council

Council Tax Band – G

Primary School – Farnsfield St Michaels Church of England Primary School

Secondary School – Minster School

Stamp Duty on Asking Price: £19,497 (Additional costs may apply if being purchased as a second property)

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AGENTS NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

MORTGAGE ADVICE

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole marketplace.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

THINKING OF SELLING

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

THINKING OF RENTING

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in-depth credit checks, enquiries and referencing to ensure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our client's behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our client's investment.