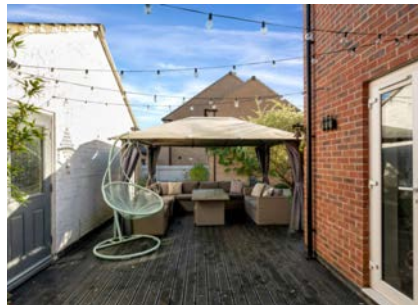




35 Hampden Road
Newton | Nottinghamshire | NG13 8ZX

FINE & COUNTRY



Step inside

35 Hampden Road

A superb and contemporary family home offering stylish and high quality accommodation arranged over two floors. The property offers a number of unique features, including off road parking for four vehicles, stylish internal enhancements, generous garden, and solar panels providing reduced running costs as well as an annual income.

GROUND FLOOR

To the ground floor an impressive entrance hallway provides an immediate indication to the calibre of this family home, which showcases Amtico flooring and upgraded crittall style internal doors into ground floor rooms. To the front of the property are two good sized reception rooms, providing a generous sitting room and family room/home office. Without doubt the heart to the home is the large living kitchen to the rear, with well defined kitchen, dining and sitting areas. The kitchen features high quality wall and base mounted units with integrated appliances. The ground floor is completed with practicalities included a utility room, guest cloakroom, and understairs store.

FIRST FLOOR

To the first floor a galleried landing provides access to a luxurious main bedroom with built in wardrobes and en-suite shower room, guest bedroom with en-suite, and two further double bedrooms which share the use of a high-quality family bathroom.

OUTSIDE

The property benefits from a larger than average plot and the gardens are a particular feature of the property. The rear garden has been significantly landscaped to include decked terraces, shaped lawns, planted raised beds, a corner seating area and the garden room. The superb garden room is the perfect space for entertaining, with glazed sliding doors onto the gardens, decked flooring, timber clad walls and a fixed bar table.

To the front, the property benefits from a generous double width driveway providing off road parking for four vehicles, in turn leading to the brick built double garage with twin up and over doors as well as a personnel side door into the gardens.

SOLAR PANELS

The property has the benefit of solar panels which provide lower running costs as well as generating an income.

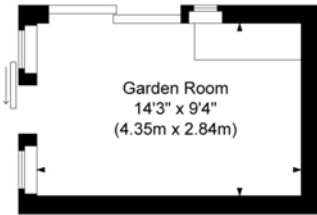
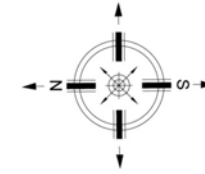
SERVICES

Gas fired central heating, mains electricity, water and drainage are understood to be connected.

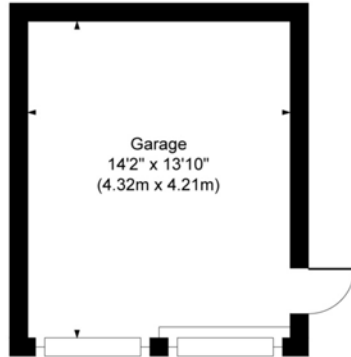
TENURE

Freehold

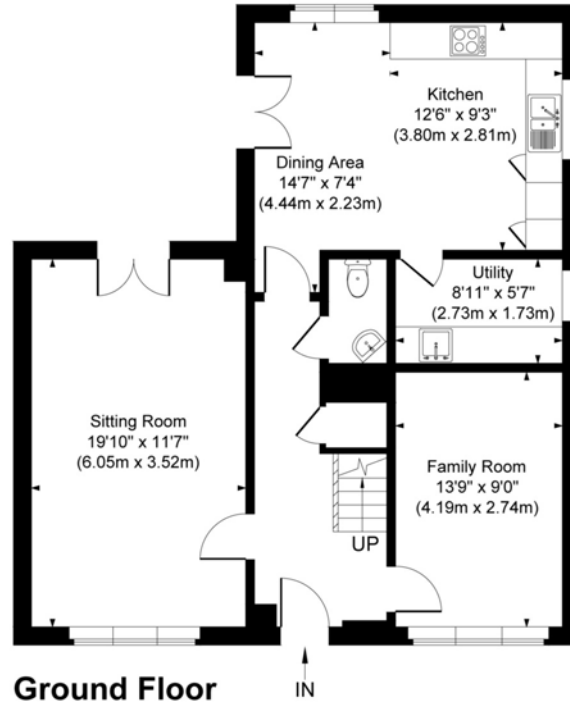
35 Hampden Road, Weston
Main House = 145 sq.m/1562 sq.ft
Garage = 23 sq.m/242 sq.ft
Outbuilding = 12 sq.m/133 sq.ft
Total = 180 sq.m/1937 sq.ft



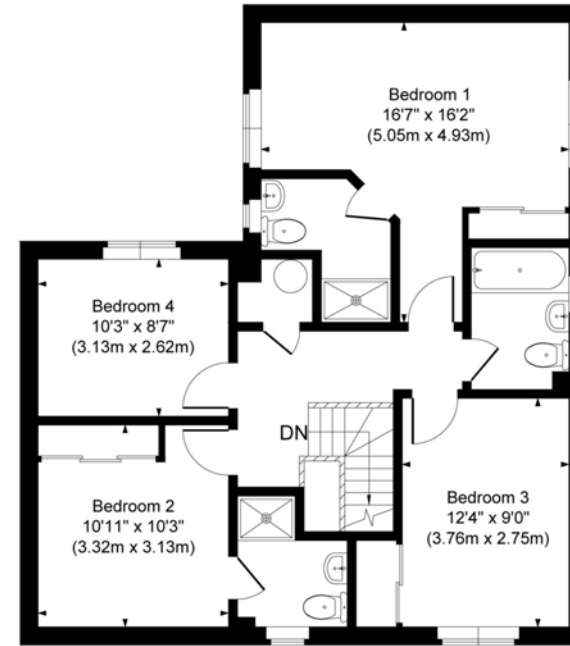
Outbuilding



Garage

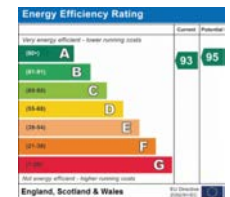


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
 JonHolmesPhotography © 2023



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and 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. For a free valuation, contact the numbers listed on the brochure. Copyright © 2019 Fine & Country Ltd. Registered in England and Wales Company Reg No 0C388579 Registered Office Address Chamwood Accountants, The Point, Granite Way, Mountsorrel, Leicestershire LE12 7TZ





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