



WOODFIELD ROAD | PINXTON | NOTTINGHAM | NG16 6JS

BuckleyBrown
ESTATE AGENTS

HELLO NEW HOME!.. Prepare to be impressed from the moment you step inside this homely three-bedroom property, located in the lovely village of Pinxton. Spacious and well-presented throughout, this property is the ideal find for first-time buyers or growing families, and stands proud nearby to excellent shops, amenities and transport links for easy commuting. The ground floor welcomes you into a fantastic kitchen, complete with an attractive range of matching units and ample worktop space to enjoy cooking up tasty meals for the family. There's dual aspect windows that allow a wealth of natural light to flow through wonderfully, and this is also complemented nicely by the wooden flooring. Step just next door and into the equally as impressive living room that features comfy carpeted flooring and a beautiful brick fireplace that houses a cosy log-burner - perfect for movie nights in! You'll also gain access from here into the conservatory, a versatile space that can be utilised year-round, and provides easy access to the rear garden. The first floor hosts three well-appointed bedrooms, each of which offer lots of space and flexibility to add your own stamp. The family bathroom can also be found off the landing and comprises of a modern three-piece suite where you can enjoy unwinding after a long day. You will only continue to be impressed as you step out to the wonderfully maintained rear garden that benefits from both patio and decked seating areas, as well as lovely lawn, pond and storage shed for convenience. This is the perfect setting to enjoy both a spot of gardening, and alfresco dining with family and friends. The front of the property is a private double driveway for off-road parking. What's not to love?

Entrance Hall

With fitted carpets, stairs leading up to the first floor, and access into;

Kitchen 9'2" x 18'0"

Complete with a range of matching wall and base units with complementary worktop over, inset sink and drainer with mixer tap, tiled splash backs, integrated oven with hob and extractor fan above, space and plumbing for a washing machine and tumble dryer, space for a double fridge-freezer, under stairs storage, wooden flooring, central heating radiator, and dual aspect windows to the front and rear elevation.

Living Room 10'5" x 18'0"

With fitted carpets, feature brick fireplace with fitted log burner, central heating radiator, window to the front elevation and sliding rear doors leading into;

Conservatory 8'10" x 13'6"

With wooden flooring, storage cupboard, power and lighting, central heating radiator, and access into;

Landing

With fitted carpets, airing cupboard, access into an insulated loft with power and lighting, window to the rear elevation, and access into;

Bedroom One 11'10" x 12'7"

With fitted carpets, central heating radiator, and window to the front elevation.

Bedroom Two 9'11" x 10'6"

With fitted carpets, built-in wardrobe space, central heating radiator, and window to the front elevation.

Bedroom Three 7'4" x 7'9"

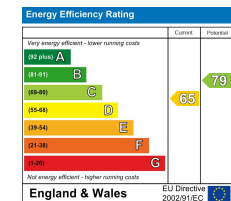
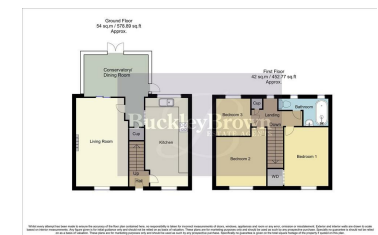
With fitted carpets, central heating radiator, and window to the rear elevation.

Bathroom 5'7" x 10'7"

Complete with a fitted bath with overhead shower, low flush WC, hand wash basin, downlights, central heating radiator, and two opaque windows to the rear elevation.

Outside

Featuring a well-maintained garden to the rear with a lawn, decking, patio seating area, pond, shed with power, outdoor lighting, gated side access, and a surrounding fence for additional privacy. To the front of the property is a private double driveway allowing space for handy off-road parking.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

