



Offers Over £300,000

WEST END | PINXTON | NOTTINGHAM | NG16 6NN

BuckleyBrown
ESTATE AGENTS

NO UPWARD CHAIN!... Welcome to this delightful two bedroom extended detached home, positioned within the convenient area of Pinxton. This property has been fully renovated throughout, offering a seamless blend of modern and homely features. Every inch of the property has been thoughtfully redesigned to create a space that's both functional and inviting.

First of all you are greeted with the spacious living room which is perfect for relaxing or entertaining, with a feature panelled wall, and dual aspect windows that allow natural light to flood the space. Through from here, you'll find a stylish, contemporary open plan kitchen/dining room that has been extended offering an ideal space for entertaining with family and friends! Fitted with new countertops, sleek cabinetry and high-end appliances making this kitchen a dream for any home chef. Complemented by patio doors opening to the garden! Just around the corner is a handy utility allowing for ample storage.

Both bedrooms are generously sized, each with plenty of versatility to add your own stamp. There is a three piece suite found just off the hallway and suitable for the whole family.

The exterior of the home is equally impressive, with a freshly landscaped garden, perfect for outdoor entertaining or relaxing in your own private oasis. Whether you're enjoying a quiet evening on the back patio or hosting a summer barbecue, the outdoor space is ready to accommodate. To the front there is a garage and private driveway allowing for ample off road parking.

Call our team today to arrange a viewing & really appreciate this property!





Porch

With surrounding windows and further access to;

Living Room 11'9" x 20'0"

Spacious room with panelled feature wall and dual aspect windows to the front and side elevation.

Hall

With further access into;

Dining Room 8'3" x 11'8"

Open plan room offering ample space for all your desired furnishings and a window to the side elevation.

Kitchen 12'5" x 16'2"

Lovely extension complete with a range of matching gloss cabinets, ample worktop space, inset sink and drainer and all essential integrated appliances. Dual

aspect windows to the side and rear along with a velux window and patio doors opening to the garden. Great for entertaining during the summer months.

Utility 4'7" x 4'3"

Fitted worktops, wall cabinets and additionally space and plumbing for a washing machine and tumble dryer.

Bedroom One 11'8" x 11'9"

Laminate flooring, central heating radiator and a window to the rear elevation.

Bedroom Two 8'9" x 13'0"

Laminate flooring, central heating radiator and a window to the front elevation.

Garage

Accessible from the front elevation.

Storage

Full length storage room running along the side of the property allowing access to the rear garden.

Outside

Decorative frontage with motion sensor light steps leading up to the front door. Private driveway and garage to the front offering ample off road parking for multiple vehicles. To the rear you will find a patio seating area, raised artificial lawn and decking featuring a pond.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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