



Offers In The Region Of £325,000

48 ALFRETON ROAD | PINXTON | NOTTINGHAM | NG16 6JY

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ESTATE AGENTS



HERE IT IS!...We certainly have a treat in store for you with this gorgeous three-bedroom, detached house! Situated in the desirable area of Pinxton, this house is a true gem and offers a well-planned layout, local amenities and a spacious rear garden. Let's take a look around...

Upon entering, you will be welcomed by the inviting hallway leading into the open plan kitchen/dining room where you will find a modern array of high gloss matching units and cabinetry, with plenty of work surfaces and an inset sink. You will also find a handy breakfast bar providing more work top space and cabinetry. The dining area boasts a wonderful bright and airy space for socialising with friends and family and has ample space for a dining table and chairs. From the dining room you'll find a patio door heading out into the contemporary conservatory, perfect as an extra sitting area. The living room provides a warm and cosy space with a lovely bay window letting in floods of light. To finish the ground floor there is a WC and under the stairs cupboard for added convenience.

Heading upstairs, from the landing you'll discover three generous sized bedrooms, providing ample space for furnishings. The master bedroom of which includes built in wardrobes and the stylish family bathroom which is just off the landing and offers a three-piece suite including a shower over bath, hand wash basin and WC.

Outside presents a well-maintained lawn and a fabulous patio seating area for alfresco dining. There is also a garage to the side providing ample storage for all of your garden tools. To the front, hosts an impressive driveway for multiple cars. This is the perfect move-in ready family home, perfect for those not wanting a project. Call now to arrange a viewing!







#### Hall

Carpeted spacious hallway.

#### Kitchen 10'11" x 11'2"

Modern kitchen with high gloss cabinetry and ample work top space. A stunning breakfast bar providing extra sitting and cooking space. Integrated appliances and space for more, an inset sink and feature LED under cabinet lighting.

#### Dining Room 9'1" x 11'2"

Open plan dining room connected to the kitchen with ample room for your desired dining furniture. Double patio doors leading out to the conservatory.

#### Conservatory 9'3" x 9'6"

Light and airy with surrounding windows and patio doors into the rear garden.

#### Living Room 12'5" x 13'4"

Carpeted room with a beautiful bay window, feature fireplace, a modern vertical central heating radiator.

#### WC

Two piece suite with low flush WC and hand wash basin.

#### Landing

Carpeted landing with access into all first floor rooms.

#### Bedroom One 12'4" x 14'5"

Carpeted large master bedroom with a rounded bay window, central heated radiator, built in wardrobes and room for your desired bedroom furniture.



#### Bedroom Two 12'4" x 10'5"

Spacious carpeted bedroom with a central heating radiator and a window to the rear elevation.

#### Bedroom Three 7'4" x 8'2"

Spacious carpeted bedroom with a central heating radiator and a window to the front external.

#### Bathroom 7'4" x 7'4"

Three piece family bathroom with a hand wash basin, low flush WC and shower over bath. This room also includes built in storage cupboards.

#### Outside

To the rear garden you will find a well maintained landscaped lawn with a feature water fountain and a patio area perfect for

alfresco dining in the summer. To the front elevation you will find a large driveway with room for multiple cars and a garage.

#### Garage 9'6" x 20'4"

With three access points, usual storage space.









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. Specially 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) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>69</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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