



Offers Over £300,000 Freehold

56 TOWN STREET | PINXTON | NOTTINGHAM | NG16 6HN

BuckleyBrown
ESTATE AGENTS

PERFECT FAMILY HOME!...

Located in the well-connected village of Pinxton, Nottingham, this deceptively spacious four-bedroom semi-detached home offers modern living across a cleverly designed layout, all within easy reach of local amenities. Lets take a look inside...

Upon entry, you're welcomed into a generous modern kitchen, featuring a central island, extensive worktop space, and ample storage—perfect for busy family life. The kitchen flows into a bright dining area with double doors opening out to the rear garden, creating a seamless indoor-outdoor connection. To the front, a spacious main living room enjoys a large bay window, allowing natural light to flood the room. A second reception room offers fantastic versatility—ideal as a snug, home office or guest lounge. Completing the ground floor is a well-appointed downstairs WC.

A unique split staircase layout offers privacy and separation between the master suite and the remaining bedrooms. One staircase leads directly to the master bedroom, complete with its own impressive five-piece en-suite bathroom. A second staircase from the hallway leads to a further landing, where you'll find three generously sized bedrooms, each offering comfortable proportions and plenty of natural light. A modern shower room serves this level.

The property sits behind secure private gates, offering both privacy and peace of mind. The gated entrance opens onto a spacious, fully paved driveway that can accommodate multiple vehicles with ease. The rear garden has been thoughtfully landscaped to create a multi-functional outdoor space, perfect for both relaxing and entertaining. A raised lawn provides a great area for those outdoor activities, whilst the decked and patio seating areas provide a perfect space for outdoor dining, sunbathing or hosting summer BBQ's. In addition, the garden includes a charming summer house, which can serve as a home office, studio or peaceful retreat.

Call today to view!!!





Kitchen 5'8" x 13'10"

Complete with a range of matching cabinets, inset sink with drainer and all essential integrated appliances. Fitted with windows and an external door to the side elevation. Additional access through to an inner hallway.

Kitchen Through To Dining Room 12'9" x 22'8"

Additional kitchen space with an island feature - perfect for meal prepping or entertaining guests.

Dining Room

Spacious room offering ample room for your desired furnishings, fitted with a feature fireplace and patio doors opening to the rear garden.

Living Room 16'0" x 16'2"

With carpeted flooring, central heating radiator, large bay window to front elevation and housing

the stairs to the first floor accommodation.

Access to an inner hallway with stairs leading to the first floor, which hosts bedroom 2, 3 & 4 along with the main bathroom.

Inner Hallway

With access through to;

W.C 6'5" x 5'8"

Complete with a low flush w.c, pedestal hand wash basin, carpet flooring and giving access to the utility room.

Utility Room

Having carpet flooring, space and plumbing for essential appliances, two windows and a door leading outside.

Living Room/Snug 11'2" x 12'2"

Versatile reception room with laminate flooring, a built in cupboard and a window to the front. Stairs leading to the master bedroom.



Landing

Window to the side elevation and further access to;

Bedroom One

Accessible via the lower reception room. Carpeted flooring, central heating radiator and dual aspect windows to the front and rear. Benefits from its very own en suite facility.

En Suite

Five piece suite comprising of a double hand wash basin, low flush WC, shower and a bath. Window to the front elevation.

Bedroom Two

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

Bedroom Three

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

Bedroom Four

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

Shower Room

Large three piece suite including a hand wash basin, low flush WC and a shower.

Summer House

A stylish summer house with sleek bi-folding doors - perfect to enjoy all year round.

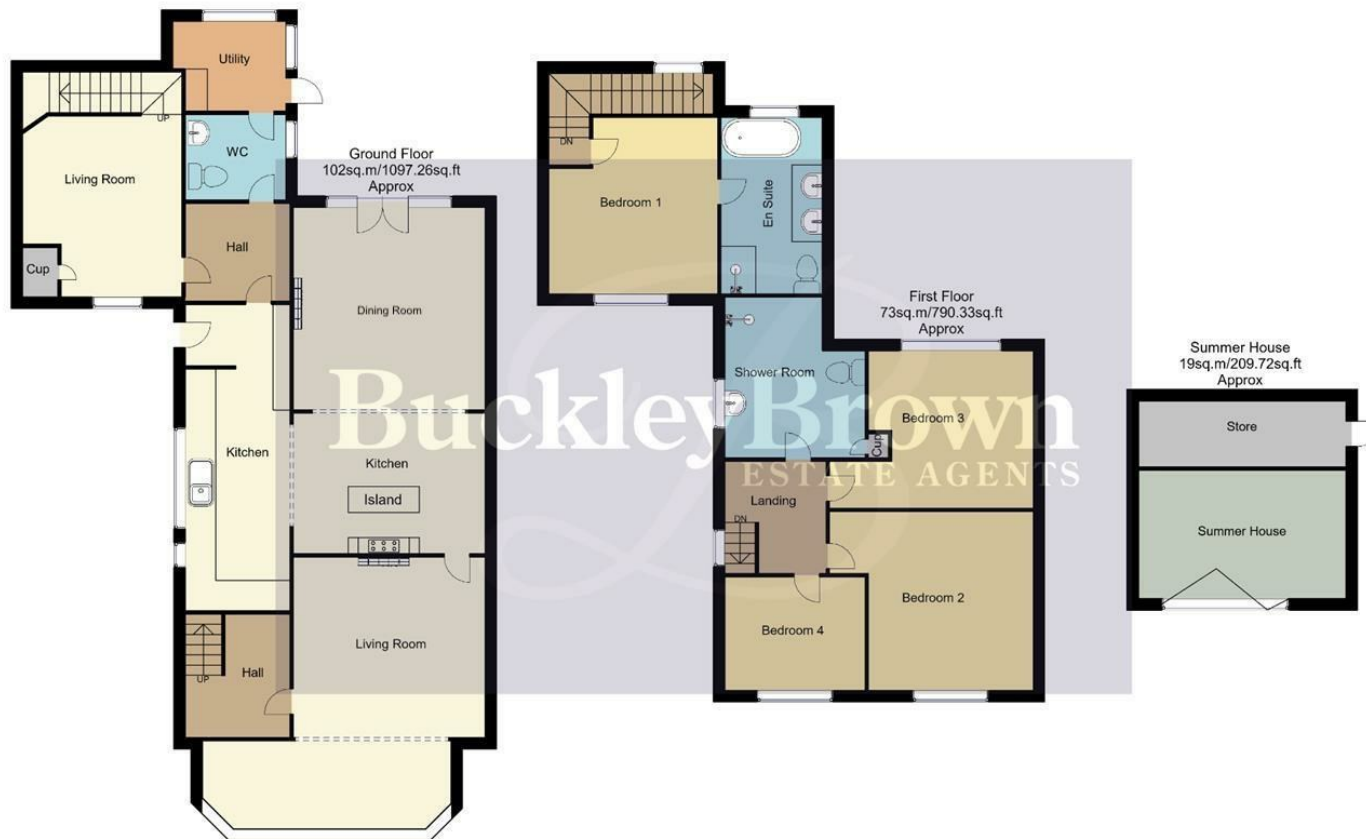
Store

Additional storage space located to the rear of the summer house.

Outside

Secure frontage accessed via private gates, leading to a large paved driveway. The rear garden hosts a raised lawn, both decked and patio seating areas along with a summer house and store shed.

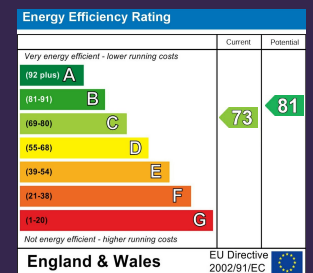




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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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