



£235,000 Freehold

36 BURMESE ROAD | | PINXTON | NG16 6SD

**BuckleyBrown**  
ESTATE AGENTS



**THE TOTAL PACKAGE!...** Presenting an immaculate, newly built semi-detached house for sale in Pinxton village, ideally positioned near local walking routes and within easy access of junction the M1 and the A38. This property is perfect for first-time buyers, families, and couples seeking contemporary living in a convenient location.

Upon entering, you are greeted by a spacious lounge, providing a bright and welcoming space ideal for relaxation or entertaining guests. The modern kitchen/diner is fitted with high-gloss units, offering an abundance of natural light and ample dining space for family meals or hosting friends. Stylish doors from the kitchen lead out onto the rear garden, seamlessly blending indoor and outdoor living. A practical downstairs WC adds additional convenience for residents and visitors alike.

Upstairs, there are three well-proportioned bedrooms including two generous doubles, making them perfect for restful retreats, and one single bedroom, ideal as a nursery, study, or guest room. The contemporary bathroom features a quality suite in white complete with a shower over the bath, combining both functionality and style.

Externally, this home boasts a private garden, perfect for alfresco dining or outdoor play, alongside a garage and driveway providing secure parking and useful storage. Modern fixtures and fittings are evident throughout, underlining the property's immaculate condition and contemporary appeal.

Do not miss the opportunity to make this exceptional property your new home. Viewings are highly recommended to fully appreciate everything this beautifully finished house has to offer.





### Entrance Hall

Access into;

### Ground Floor WC

Fitted with a low level WC and hand wash basin. With an opaque window to the side elevation and a central heating radiator.

### Lounge

With a window to the front elevation, a central heating radiator, and stairs rising to the first floor.

### Kitchen/Diner

The kitchen is fitted with an attractive range of high-gloss wall and base units with sink and drainer set into work surface. Integrated appliances include an electric oven and a four-ring gas hob with an extractor fan over. There is space and

plumbing for a washing machine and further space for a fridge/freezer. With a window to the rear elevation, a central heating radiator, and doors that provide access out onto the rear garden.

### Landing

Access into;

### Bedroom One

With a window to the front elevation and a central heating radiator.

### Bedroom Two

With a window to the rear elevation and a central heating radiator.

### Bedroom Three

With a window to the front elevation and a central heating radiator.



### Bathroom

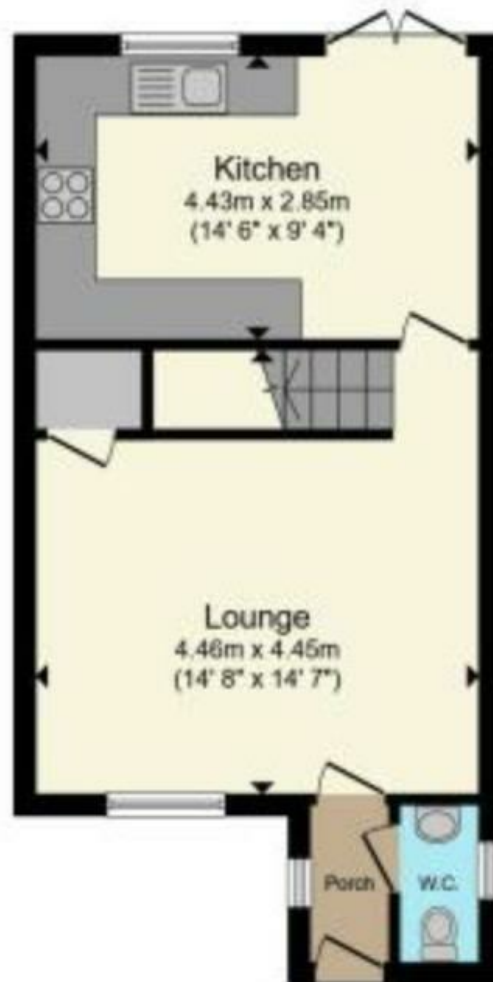
The bathroom is fitted with a modern three-piece suite in white comprising low level WC, pedestal hand wash basin, and a panelled bath with shower over. With an opaque window to the rear elevation and a central heating radiator.

### Outside

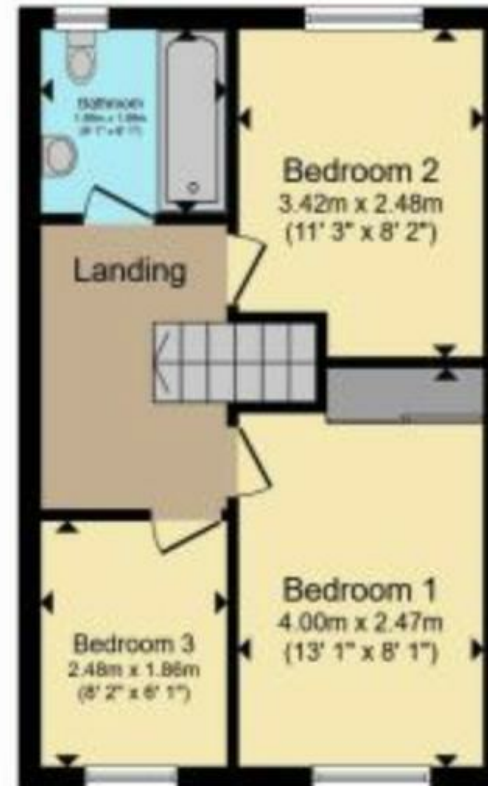
There is a lawn area to the front and a driveway which in turn provides access to the single garage. The rear garden is enclosed and mainly laid to lawn.







**Ground Floor**



**First Floor**

**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>97</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</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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