



Riverside, Little Walk, East
Stockwith, DN21 3DQ



£230,000

 2  1  1

Riverside is a superb detached bungalow, located on the edge of the rural village of East Stockwith. The accommodation briefly consists of a dual-aspect sitting room, dining room, an extended breakfast kitchen, two bedrooms and a bathroom with four-piece suite. The bungalow also features a driveway facilitating off-road parking, and views of the River Trent.





KITCHEN 3.35m x 6.81m (11'0" x 22'4")

Fitted with a range of base and wall units consisting of cupboards and drawers underneath roll-top work surfaces with matching upstand. Electric oven, four ring electric hob with extractor hood above, 'Bosch' dishwasher, integrated under-counter fridge, single bowl sink and drainer, double glazed window to left aspect with matching obscure glazed entrance door, two 'Velux' roof lights and high-level picture window, double and single panel radiators, tiled flooring.



DINING ROOM 2.91m x 3.88m (9'6" x 12'8")

Timber effect flooring, double glazed sliding patio door to rear aspect, panel radiator.



INNER HALLWAY 1.82m x 3.19m (6'0" x 10'6")

Doors leading to the majority of the accommodation, hatch accessing roof space, storage cupboard.

SITTING ROOM 3.35m x 6.61m (11'0" x 21'8")

Timber effect flooring, double glazed windows to front and left aspects, two single panel radiators, television point, fireplace with multi fuel stove within.

BEDROOM ONE 3.42m x 4.32m (11'2" x 14'2")

Double glazed window to rear aspect, double panel radiator.

BEDROOM TWO 2.92m x 4.19m (9'7" x 13'8")

Double glazed window to front aspect, panel radiator.

BATHROOM 2.05m x 2.63m (6'8" x 8'7")

Panel bath, wash hand basin with toiletry storage below, low-level flush WC, walk-in shower enclosure with mains fed shower within, tiled flooring, double glazed obscure window to rear aspect, chrome ladder style towel radiator, ceiling mounted downlights.



**NEWTON
FALLOWELL**

GARAGE 3.42m x 4.73m (11'2" x 15'6")

Power and light within, 'Grant' oil-fired central heating boiler, roller-shutter door to front aspect.

GARDENS & GROUNDS

The property can be accessed off Little Walk via a driveway, with a pathway leading around the property to the paved rear garden and rear entrance door.

TENURE

Freehold

COUNCIL TAX

Band B

SERVICES

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.



**NEWTON
FALLOWELL**



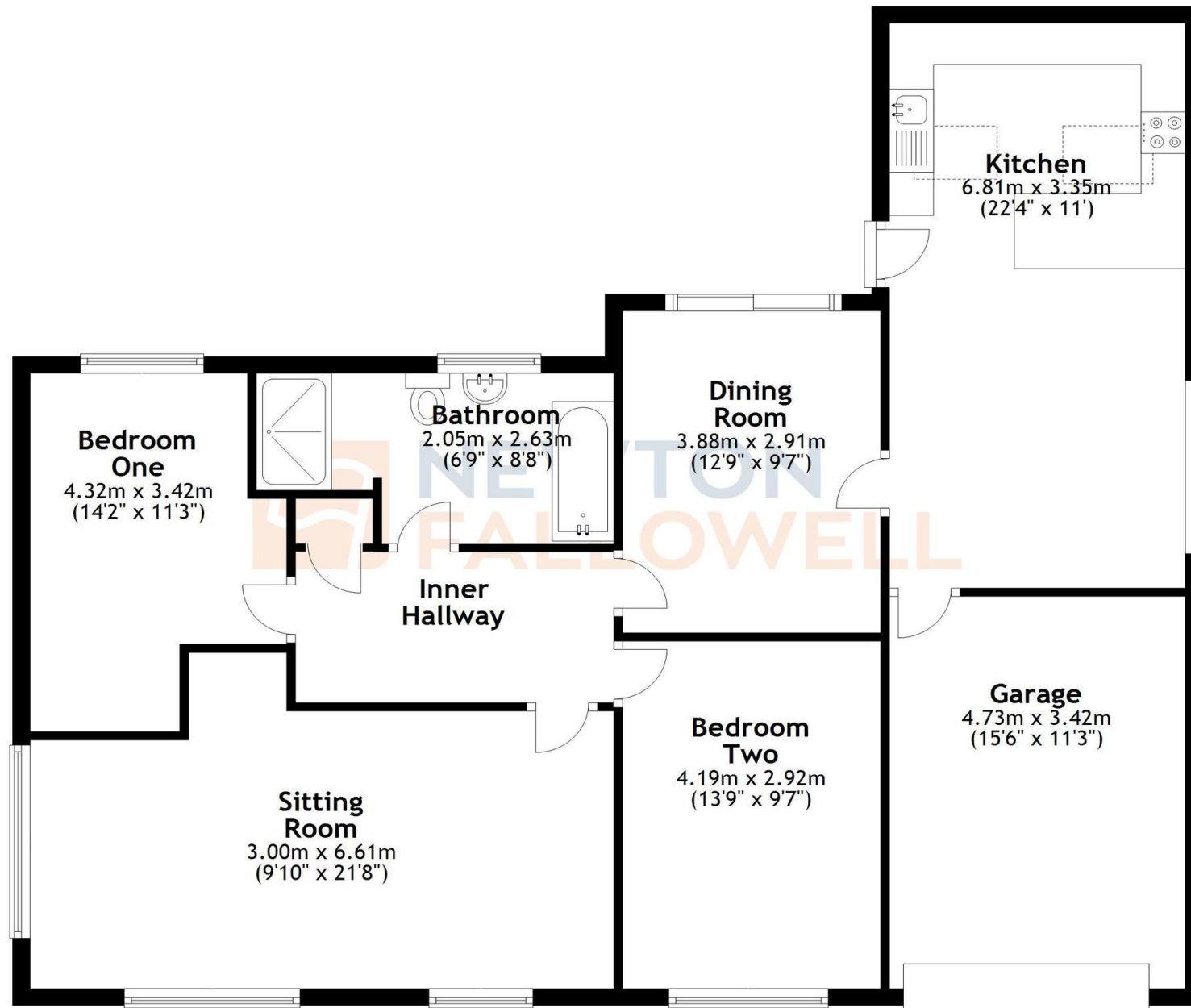
**NEWTON
FALLOWELL**

DISCLAIMER

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing.



Ground Floor



Total area: approx. 116.2 sq. metres (1251.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		