



4 Mayflower Road  
Newthorpe Nottingham NG16 2DA

£280,000



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A unique opportunity to acquire this truly stunning recently refurbished detached two bedroomed bungalow in the sort after area of Newthorpe. This stunning property comprises of good size lounge, fully equipped fitted kitchen, large utility room, two good size bedrooms (bedroom two is currently being used as an additional living room) & modern shower room. Outside is a pleasant rear garden with covered patio area with lighting.

Newthorpe is a well sort after popular area with Ikea retail park close by. Good road links with A610 & M1 Motorway within easy reach.





### Entrance Hallway

Double glazed door to the side elevation into entrance hallway, solid wooden doors off to all rooms, coving to ceiling, vertical radiator & LVT flooring.

### Lounge

20'7 x 8'6 (6.27m x 2.59m)

Two double glazed bay windows to the front elevation, solid wooden internal door, coving to ceiling, media wall, built in electric fire, two vertical radiators & LVT flooring.



### Fitted Kitchen

10'10 x 9'11 (3.30m x 3.02m)

Double glazed window & door to the side elevation, range of wall & base units with solid wood worktop over, stainless steel sink & drainer with mixer tap, tiled splash backs, built in electric double oven & hob with extractor over, space for fridge, space & plumbed for dishwasher, coving to ceiling, LED lighting, solid wood door, vertical radiator & LVT flooring.



### Bedroom One

13'9 x 10'10 (4.19m x 3.30m)

Double glazed window to the rear elevation, fitted wardrobes, LED lighting, solid wood door, radiator & LVT flooring.

### Bedroom Two

10'5 x 9'2 (3.18m x 2.79m)

Double glazed French doors to the rear elevation, double glazed window to the side elevation, solid wood door, radiator & LVT flooring. Please note this room is currently used as an additional living space.





### Shower Room

7'11 x 5'9 (2.41m x 1.75m)

Two frosted double glazed window to the side elevation, walk in shower cubicle with mains feed shower, vanity unit with concealed low flush WC & wash hand basin, fully tiled walls, heated towel rail, solid wood door & vinyl flooring.

### Utility Room

12'2 x 11'7 (3.71m x 3.53m)

Double glazed window & door to the rear elevation, wall & base units with laminate worktop over, stainless steel sink & drainer with mixer tap, tiled splash back, plumbed for washing machine, coving to ceiling & vinyl flooring.



### Outside

#### Rear Garden

Pleasant rear garden with covered patio area, lawn area, well stocked planters with with an array of plants & shrubs, additional patio area at bottom of garden, two sheds & fence boundary.



#### Front Garden

Lawned front garden, driveway parking leading to garage.

#### Garage

24'03 x 15'10 (7.39m x 4.83m)

With Electric insulated shutter door, lighting and power, door to utility, double glazed side window. (Larger than average with ample storage space perfect for car/bike fans)

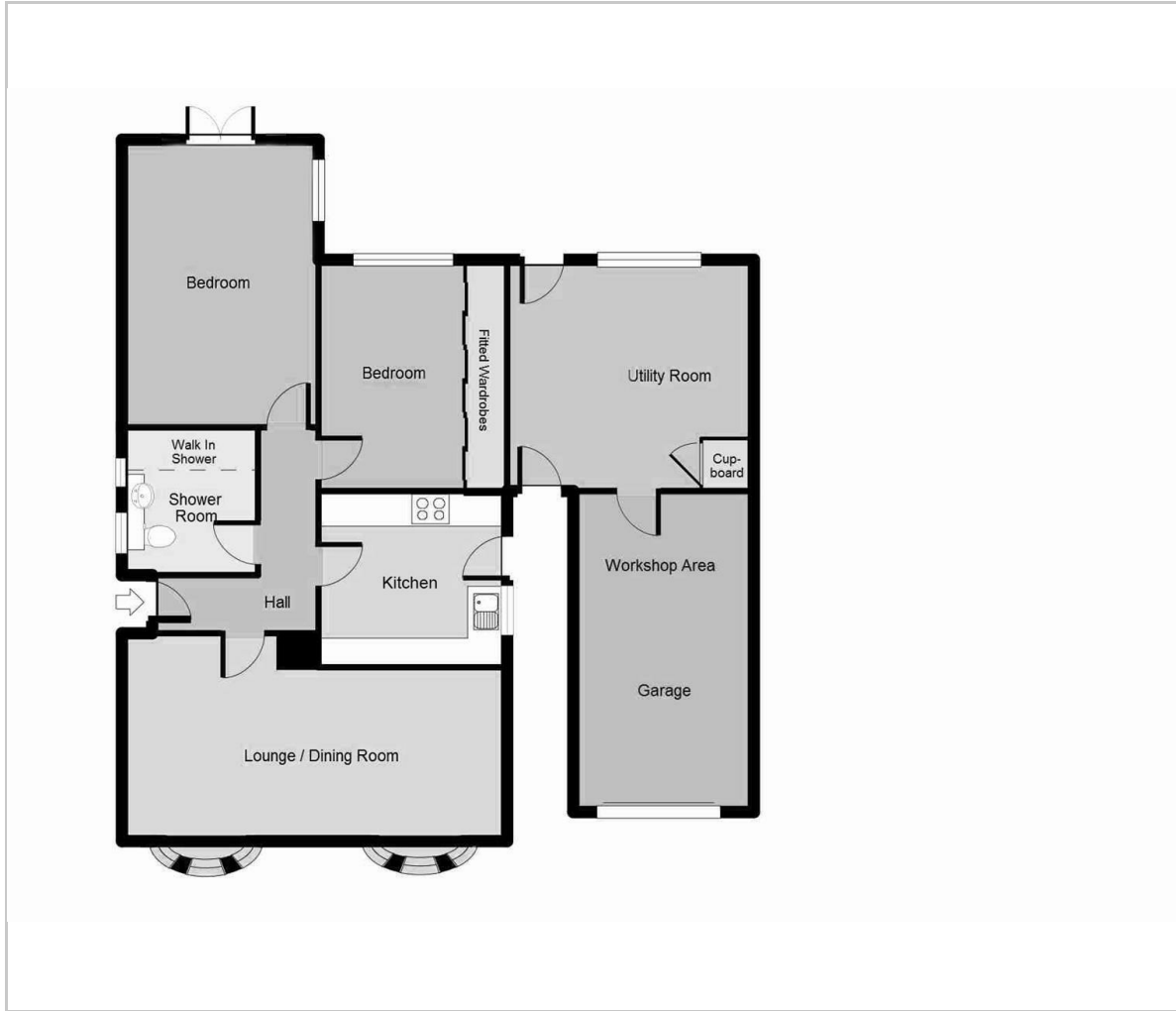


### N.B

The property has the benefit of new electrics and central heating system throughout.



## Floor Plan



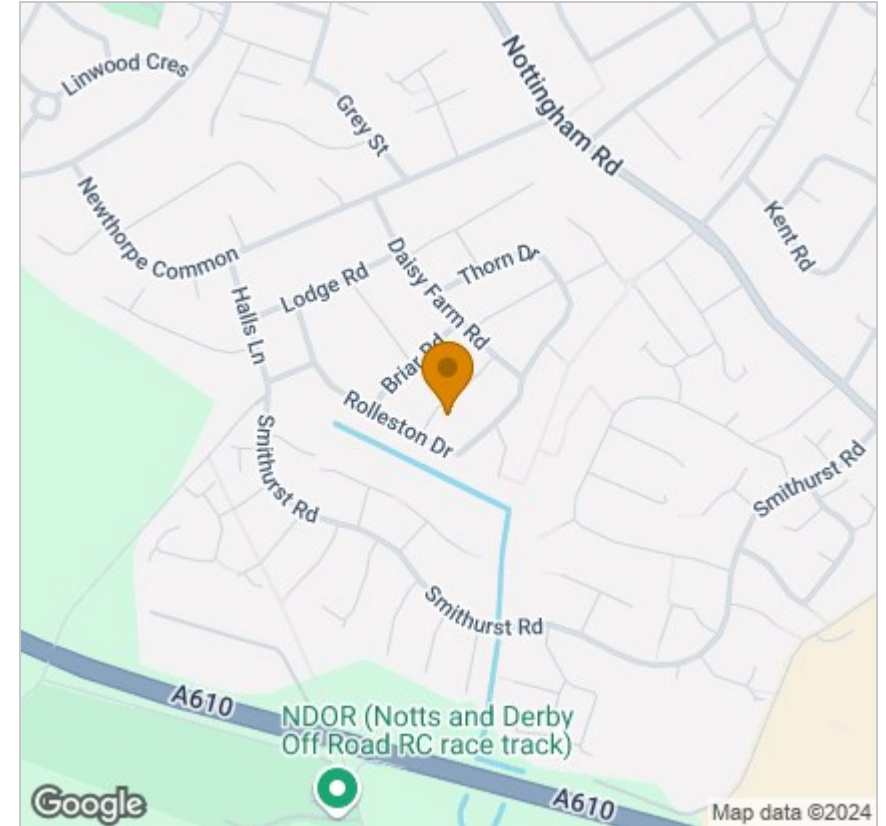
## Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

