



Wharf Road  
Pinxton Nottingham





## Property Description

Hall and Benson are delighted to offer for sale this detached three bedroom detached family home located in the popular village of Pinxton. Having excellent road network links and being close to local amenities the home is perfectly situated.

The well presented accommodation briefly comprises- Entrance Hall, Breakfast Kitchen, Lounge and Conservatory. The First floor boasts three bedrooms and a family bathroom.

Outside the home boasts an enclosed garden with driveway providing off road parking for several vehicles, gated access to the rear garden which has further parking and leads to the detached garage, the rear garden is mainly laid to lawn with a paved pathway.

Call 01773 521771 to arrange a viewing now!!!

## Hall

## Breakfast Kitchen

Fitted with a matching range of Shaker style wall and base units with matching drawers and complimentary roll top worktops. With integrated appliances comprising, electric fan assisted oven, induction hob and extractor over, washing machine, fridge and freezer and a sink and drainer unit with mixer tap over. Upvc double glazed window to front elevation and door to useful under stair pantry.

Door to lounge.

## Lounge

With UPVC patio doors to conservatory, a gas central heating radiator, carpet to floor, fire with fire surround offering a focal point and stairs rising to the first floor.

## Conservatory

UPVC double glazed windows and door leading out to the garden.

## Landing

With loft hatch access and doors leading to-

## Bedroom One

A UPVC double glazed window to rear elevation, a gas central heating radiator, carpet to floor and having a range of built in fitted bedroom furniture.

## Bedroom Two

A UPVC double glazed window to the front elevation, a gas central heating radiator and a carpeted floor.

## Bedroom Three

A UPVC double glazed window to the rear elevation, a gas central heating radiator and a

carpeted floor.

## Bathroom

Fitted with a white three piece comprising of P shaped bath and shower over, fully tiled to walls and having UPVC obscure double glazed window.

## Outside

To the front of the home is a gated driveway offering ample off road parking and attractive fore garden with lawn and flower and shrub borders.

To the rear is a well maintained rear garden mainly laid to lawn, patio area, timber shed and giving access to the detached garage.

## Garage

Detached garage with up and over door power and lights.













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To view this property please contact Hall & Benson on

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EPC Rating: C Council Tax  
 Band: B

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Tenure: Freehold



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