



Metcalf Road,  
Newthorpe, Nottingham  
NG16 3NL

**£375,000 Freehold**

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A beautiful and spacious four-bedroom detached house.

Situated in this sought-after and established residential location, well placed for a range of local amenities including shops, schools, sports facilities and transport links, this fantastic property is considered an ideal opportunity for a variety of potential purchasers including growing families.

In brief the stylish interior comprises: a welcoming spacious entrance hallway, sitting room, open plan kitchen diner, lounge, and WC/utility to the ground floor, then to the first floor you will find the main bedroom suite, three further good-sized bedrooms and family bathroom.

Outside to the front of the property you will find a generous driveway providing ample off-road parking, and to the rear there is a low maintenance private and enclosed rear garden.

Available to the market with the benefit of UPVC double glazing, gas central heating, and modern fixtures and fittings throughout, this wonderful property is well worthy of an early internal viewing in order to be fully appreciated.



## Entrance Hall

Composite entrance door with UPVC double glazed flanking window, contemporary radiator, tiled flooring with underfloor heating, stairs leading to the first floor, useful under stairs storage space and spotlights to ceiling.

## Kitchen Lounge Diner

35'1" x 10'2" (10.71m x 3.12m)

A modern kitchen fitted with a extensive range of wall, base and drawer units, granite work surfaces and splashbacks, one and half bowl sink and drainer unit with mixer tap, inset five burner gas hob with air filter over, integrated double electric oven and microwave, integrated wine fridge, space for American-style fridge freezer, breakfast bar, hard wood flooring, spotlights to ceiling, two radiators, UPVC double glazed window to the front, and opening into lounge.

## Lounge

21'7" x 16'9" (6.58m x 5.12m)

A spacious reception room with hard wood flooring, two sky lights, two feature contemporary panelled walls, and aluminium double glazed bi-fold doors with built in shutters to the rear leading to the patio.

## Sitting Room

10'5" x 8'8" (3.18m x 2.65m)

UPVC double glaze window to the front, hard wood flooring, and radiator.

## Downstairs WC/Utility

Fitted with a low-level WC, wash-hand basin inset to vanity unit, space and plumbing for washing machine, fully tiled walls and floor, contemporary radiator, and UPVC double glazed window to the side.

## First Floor Landing

With stairs rising from the ground floor, loft hatch, useful large storage cupboard, and doors leading into the bathroom and four bedrooms.

## Main Bedroom Suite

14'4" x 10'2" (4.39m x 3.12m)

UPVC double glazed window to the front and side, radiator, carpet flooring, and door leading into the en-suite.

## En-Suite

Incorporating a three-piece suite comprising: low level WC, walk in shower with rainfall effect shower over, and further shower hand set, wash-hand basin inset to vanity unit, fully tiled walls and floor, wall mounted heated towel rail, and UPVC double glazed window to the front.



## Bedroom Two

12'1" x 9'10" (3.69m x 3.00m )

UPVC double glazed window to the front, carpet flooring, and radiator.

## Bedroom Three

12'1" x 9'3" (3.70m x 2.84m )

UPVC double glazed window to the rear, built-in wardrobes, carpet flooring, and radiator.

## Bedroom Four

10'5" x 10'2" (3.19m x 3.12m )

UPVC double glazed window to the side and rear, carpet flooring, and radiator.

## Bathroom

Incorporating a four piece suite comprising: stand alone bath with shower handset, spacious walk in shower with rainfall effect shower over and further shower handset, low level WC, wash-hand basin inset to vanity unit, fully tiled walls and floor, wall mounted heated towel rail, and UPVC double glazed window to the rear.

## Outside

To the front of the property you will find a generous block paved driveway, providing ample car parking for multiple vehicles, gated side access them leads to the private and enclosed rear garden, which is mainly laid to lawn and features an Indian stone patio, outside tap, power points, and fence boundaries.

## Material Information:

Freehold

Property Construction: Brick

Water Supply: Mains

Sewerage: Mains

Heating: Mains Gas

Solar Panels: No

Building Safety: No Obvious Risk

Restrictions: None

Rights and Easements: None

Planning Permissions/Building Regulations: None

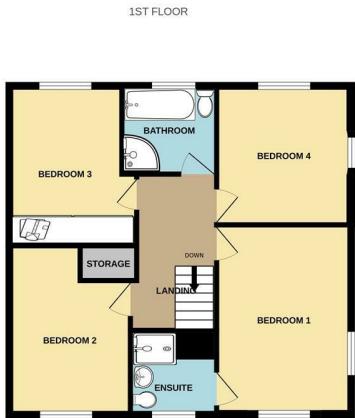
Accessibility/Adaptions: None

Has the Property Flooded?: No

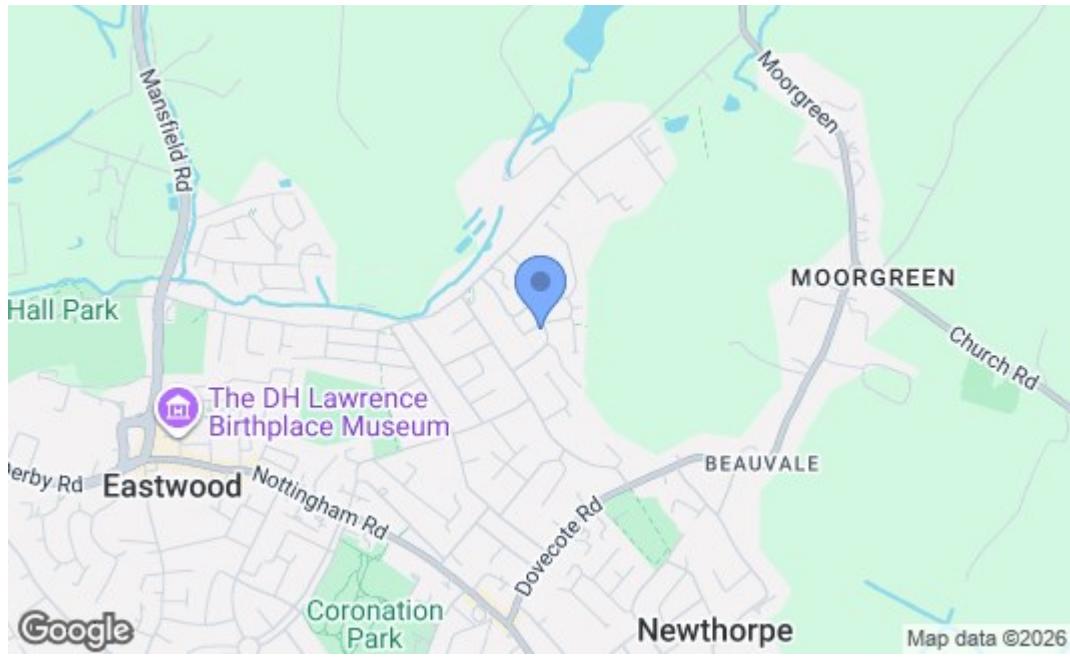
## Disclaimer:

These details and Key facts are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Full material information is available in hard copy upon request.





Whilst every precaution has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The sizes of rooms and other items shown on the floorplan have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

England & Wales

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