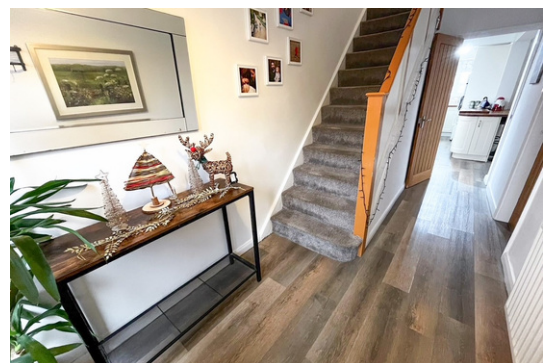


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**TAYLOR BROWN  
& SIMMS**

ESTATE AGENTS

**Scargill Avenue, Newthorpe, Nottingham, Nottinghamshire , NG16  
2DZ  
£260,000**



**FEATURES:**

- THREE BEDROOMS
- SEMI DETACHED
- SPACIOUS LIVING SPACE
- OPEN PLAN LIVING DINER KITCHEN
- MODERN FITTED BATHROOM
- CONSERVATORY
- IDEAL FOR WORKING FROM HOME
- AMPLE OFF STREET PARKING
- CLOSE TO LOCAL AMENITIES AND SCHOOLS
- LANDSCAPED LOW MAINTENANCE GARDENS

**COUNCIL TAX BAND: C EPC RATING: D**

#### Entrance Hallway

Stairs rising to the first floor, radiator, laminate flooring, doors leading to lounge and kitchen diner.

#### Kitchen area

4.84 m x 1.86 m (15'11" x 6'1")  
UPVC window to rear and UPVC window and door to side aspect, under stairs storage cupboard, open plan into the dining area, beautifully fitted kitchen with base and wall units with solid wood work top, integrated dishwasher, oven, hob and extractor above, part tiled walls, space for tall fridge freezer, wall mounted boiler, laminate flooring.

#### Dining area

3.96 m x 3.51 m (13'0" x 11'6")  
UPVC patio door leading to the conservatory, laminate flooring, radiator, opening leading to lounge.

#### Lounge

4.59 m x 3.52 m (15'1" x 11'7")  
UPVC bay window to front aspect, feature log burner, radiator, fitted seating area.

#### Conservatory

Bi fold doors leading to the rear garden.

#### First floor landing

UPVC window to side aspect, doors to bedrooms and bathroom.

#### Bedroom One

4.27 m x 3.46 m (14'0" x 11'4")  
UPVC window to front aspect, radiator.

#### Bedroom Two

3.96 m x 3.60 m (13'0" x 11'10")  
UPVC window to rear aspect, radiator.

#### Bedroom Three

UPVC window to front aspect, radiator.

#### Bathroom

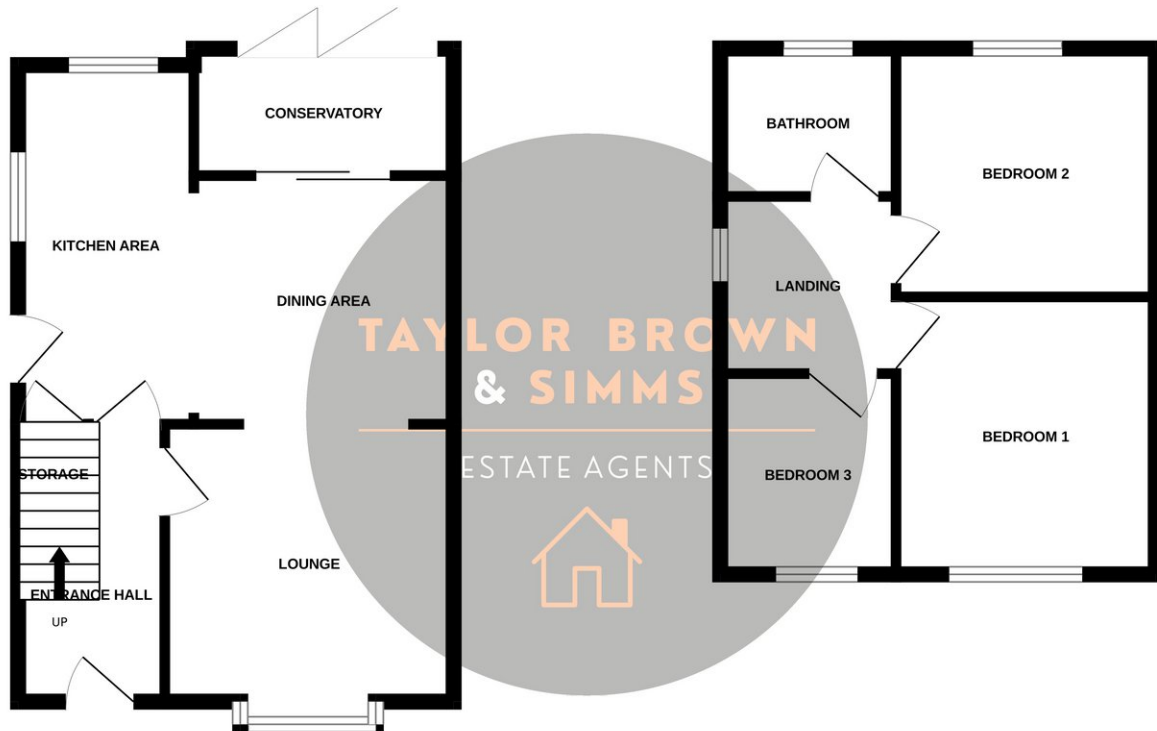
UPVC window to rear aspect, three piece modern suite comprising of panelled bath with shower above and shower screen, hand wash basin in a vanity unit, WC, part tiled walls, feature radiator.

#### Garage / OFFICE SPACE

The garage has been converted into a great room, which would be great for anyone working from home, fully insulated and has power and light connected with UPVC french doors to the side aspect.

#### Outside

To the front of the property is ample off street parking, with double gates leading to a further driveway and the rear garden. To the rear is a beautiful garden which has been made into a low maintenance garden, with artificial lawn, paved areas, being enclosed. There is also a hot tub, which is open to negotiations.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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