



Salcombe Close  
Newthorpe Nottingham





# Salcombe Close Newthorpe Nottingham NG16 2DQ

for sale offers over  
**£210,000**



## Property Description

A very well presented three bedroom detached family home in the popular area of Newthorpe. Salcombe Close is ideally located in close proximity to a wide range of local amenities including shops, schools, bus routes and major road links. In brief the internal accommodation briefly comprises of an entrance hallway, ground floor wc, generous lounge and fitted kitchen diner with a range of fitted appliances. To the first floor are three well proportioned bedrooms and a family bathroom. Outside there are gardens to both front and rear with a driveway providing ample off road parking. The property is both double glazed and has recently been re rendered to the front. Viewings are essential to fully appreciate the accommodation on offer.

## Entrance Hallway

With composite door from the front elevation, radiator, laminate flooring and stairs leading to the first floor.

## Downstairs W.C

Fitted with a W.C, vanity wash hand basin, tiled splashbacks, laminate flooring and UPVC double glazed opaque window to the front elevation.

## Lounge

15' 9" max x 14' 7" max ( 4.80m max x 4.45m max )  
UPVC double glazed window to the front elevation. laminate flooring and radiator.

## Kitchen/ Diner

14' 7" max x 8' 5" max ( 4.45m max x 2.57m max )  
Fitted with wall and base units incorporating a composite sink and drainer with mixer tap, complementary tiled splashbacks, integrated electric oven, four ring gas hob, cooker hood extractor fan, access to storage under stairs, vinyl flooring, radiator, French doors leading to the rear garden and UPVC double glazed window to the rear elevation.



### Landing

UPVC double glazed window to the side elevation, carpet flooring and loft access.

### Bedroom One

.13' 5" max x 8' 4" max ( 4.09m max x 2.54m max )  
UPVC double glazed window to the front elevation, carpet flooring and radiator.

### Bedroom Two

10' 8" max x 8' 5" plus recess ( 3.25m max x 2.57m plus recess )  
UPVC double glazed window to the rear elevation, carpet flooring and radiator.

### Bedroom Three

10' 2" plus recess x 5' 10" max ( 3.10m plus recess x 1.78m max )  
UPVC double glazed window to the front elevation, carpet flooring and radiator.

### Family Bathroom

Fitted with a W.C, wash hand basin, bath with electric shower over with glass shower screen, radiator and UPVC double glazed opaque window to the rear elevation.

### Front

The property is set at the end of a cul-de-sac with a lawned front with a driveway to the side providing off road parking. There is secure gated access to the rear garden.

### Rear

The rear garden is beautifully presented with patio and lawned areas, access to a garden shed and is fully enclosed with a fenced boundary.















This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

**T 01773 715454**  
**E eastwood@burchelledwards.co.uk**

134 Nottingham Road Eastwood  
NOTTINGHAM NG16 3GD

EPC Rating: D

Tenure: Freehold

**view this property online [burchelledwards.co.uk/Property/EWD206148](https://www.burchelledwards.co.uk/Property/EWD206148)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](https://www.burchelledwards.co.uk) | [www.rightmove.co.uk](https://www.rightmove.co.uk) | [www.zoopla.co.uk](https://www.zoopla.co.uk)**

Property Ref: EWD206148 - 0004