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Salcombe Close  
Newthorpe NOTTINGHAM





## Property Description

A beautifully presented three bedroom unique barn conversion in the popular area of Newthorpe, located on the end of cul-de-sac. This unique property has been tastefully converted and has an abundance of character features to include beamed ceilings, exposed brickwork, floor tiling, ledged and braced internal doors, wood architraves and skirtings, all of which give the barn a rustic feel. 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 open plan kitchen/diner, lounge/diner, inner hallway, three ground floor bedrooms with bedroom two currently used as a snug, family bathroom/shower room and utility/cloakroom. To the first floor is the main bedroom with fitted ensuite. Outside there is substantial paved off road parking with access to a detached garage. The rear garden is well maintained with lawned and patio areas offering privacy and peaceful environment. The property is both double glazed and gas centrally heated via a combination boiler fitted within the last year. Viewings are essential to fully appreciate the accommodation on offer.

## Ground Floor

### Kitchen

12' 8" x 11' 3" ( 3.86m x 3.43m )  
Fitted kitchen comprising of handmade wall and base storage cupboards in a grey finish incorporating a double Belfast sink with a chrome mixer tap, complementary tiled splashbacks, integrated fridge, freezer and dishwasher, tiled flooring, central heating radiator, beams to the ceiling and spotlights. To the front elevation are two feature double glazed windows with Roman blinds, stable door and exposed brick, and beamed arch leading to the open plan dining/sitting room.

### Diner/Living Area

11' 10" max x 10' 10" max ( 3.61m max x 3.30m max )  
Having a feature double glazed window to the side elevation with a fitted Roman blind, beamed ceiling, two wall lights and a central heating radiator. Ledged and braced door leading to the internal hallway.

### Inner Hallway

A spacious 'L' shaped hallway with a tiled floor, ceiling spotlights and two central heating radiators. Access to the lounge, three bedrooms, bathroom and utility room.

### Lounge/Diner

27' 4" x 13' 11" ( 8.33m x 4.24m )  
A stunning and spacious lounge having two double glazed windows to the front elevation and double-glazed window to the side elevation, all fitted with Roman blinds. Cast iron multi fuel burner with a feature brick and oak surround and a tiled hearth giving this room a warm and cosy feel.

Exposed feature brick wall, beamed ceiling and solid wood oak floor. Three central heating radiators, three double wall lights and two fitted ceiling lights. French doors leading to the patio area and a feature open tread staircase leading to the first floor. Television aerial point and telephone point.

## Bedroom Two

.15' 11" x 10' 6" ( 4.85m x 3.20m )

Double glazed window to the front elevation, central heating radiator and television aerial point.

## Bedroom Three

10' 7" x 8' 2" ( 3.23m x 2.49m )

Double glazed window to the side elevation, central heating radiator, ceiling light fitting and a tv aerial point.

## Bedroom Four

10' 10" x 8' 9" ( 3.30m x 2.67m )

An attractive room having an oak step, double glazed window to the rear elevation, central heating radiator and a television aerial point.

## Family Bathroom/Shower Room

Fitted with a modern white suite comprising of a panelled bath with a chrome mixer tap. Corner shower cubicle with a gas power shower, pedestal hand wash basin with a chrome mixer tap. Low level flush wc, chrome vertical heated radiator/towel rail. Part tiled walls and co-ordinating tiled floor, double glazed obscure window and ceiling spotlights.

## Utility Room/Cloakroom

Having a stainless steel sink unit with a mixer tap and tiled splashback. Plumbing for washing machine, space for a fridge freezer, ceiling downlighters, central heating radiator and access to the loft space.

## First Floor

### Landing Space

Fitted with bespoke wardrobes, sloping ceiling with beam, feature window and central heating radiator,

### Shower Room/Ensuite

Fitted with a white suite comprising of a shower cubicle with an electric shower, wash hand basin set in a wood vanity unit with tiled splashback. carpet flooring and a central heating radiator. Sloping ceiling with a skylight window.

### Bedroom One

Sloping ceiling to both sides, double glazed window, ceiling light fitting, carpet flooring, central heating radiator. Two double storage cupboards built into the eaves.

### Gardens And Parking

A block paved driveway and forecourt provides ample off-road parking.

To the rear is a well maintained and enclosed private garden which is accessed via a block paved and gravel pathway. Offering patio and lawned areas.

### Detached Garage

Can be used for storage purposes only, or the creation of a workshop/store. Having lighting and power supply and useful overhead loft storage and fitted shelving to one wall.









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**EPC Rating: E**

**Tenure: Freehold**

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