



Victoria Road  
Pinxton NOTTINGHAM

**burchell**  
edwards



# Victoria Road Pinxton NOTTINGHAM NG16 6NE

for sale offers in the region of  
**£220,000**



## Property Description

We are excited to present to market this beautifully done property. A great sized family home in a commuters location, this spacious THREE bedroom semi detached house offers modern but traditional living. Standing back from the road with access via a gated forecourt this property briefly comprises of; an attractive entrance hallway, lounge, living room, kitchen, utility room and wet room. To the first floor; there are three good sized bedrooms and a family Bathroom. To the outside of the property is a generously sized garden mainly laid to lawn, as well as a garden room offering a bar area with power & lighting and great for storage. Further to this; there is another garden area which also benefits from a patioed area for ease of maintenance with potential secure parking. The property benefits from UPVC double glazing throughout as well as being gas centrally heated throughout.

## Entrance Porch

With access from the front elevation via double glazed French doors leading to;

## Entrance Hall

With space under the stairs to the first floor, access to storage understairs and door to;

## Lounge

12' 9" x 11' 3" ( 3.89m x 3.43m )

Two UPVC double glazed windows to the front elevation, Adam style antique pine feature fire place with a living flame coal effect gas fire with reproduction Victorian cast iron fire back, raised marble hearth, laminate flooring and radiator.

## Living Room

12' x 17' 5" ( 3.66m x 5.31m )

UPVC double glazed French doors leading to the rear garden, multi fuel log burner, raised quarry tiled hearth, laminate floor, and radiator. Door leading to the;

## Kitchen

14' 3" x 9' 11" ( 4.34m x 3.02m )

Newly fitted kitchen in 2021 with wall and base units incorporating a composite inset sink unit with mixer tap, Hotpoint gas on glass four ring hob with splash back and Hotpoint electric fan assisted double oven, larder storage cupboards with pull out drawer units, cooker hood extractor fan, radiator, space for an American fridge freezer, integrated dishwasher and two UPVC double glazed windows to the side elevation.

## Utility Room

7' x 11' 11" ( 2.13m x 3.63m )

UPVC double glazed window to the rear elevation, base units, plumbing and space for washing machine, space for tumble dryer, partly tiled walls, radiator, electric fire to oak fire surround, tiled recess and UPVC door to the rear garden.

## Wet Room

Fitted wet room with thermostatically controlled shower, fully tiled walls, WC, wash hand basin, spot lighting and UPVC double glazed window to the rear elevation.



## Landing

Carpet flooring, loft access with three part ladder & partially boarded for storage and access to;

## Bedroom One

12' 8" x 11' 2" ( 3.86m x 3.40m )

Two UPVC double glazed windows to the front elevation, open fronted wardrobes, radiator and carpet flooring.

## Bedroom Two

12' 1" x 8' 11" ( 3.68m x 2.72m )

UPVC double glazed window to the rear elevation, radiator, carpet flooring, cupboard containing the Ideal Logic Combi boiler (fitted January 2023) and additional storage.

## Bedroom Three

8' x 8' 10" ( 2.44m x 2.69m )

UPVC double glazed window to the rear elevation, radiator, carpet flooring and open fronted wardrobes.

## Bathroom

Fitted with a W.C, wash hand basin, bath with shower over, tiled splashbacks, radiator and UPVC double glazed window to the front elevation.

## Front

The property is set back from the road behind a gated forecourt with a brick built boundary.

## Rear

The garden is a good size with,astroturf areas, patio decking, paved area , raised flowers beds, security lighting and a paved seating area. There is a driveway leading to the side of the property providing access for potential off road parking

## Potential Parking

Access to parking is via Victoria Road from the side of the Pinxton Amateur Boxing Club. The property backs onto The Pinxton Village Hall and there is an additional garden area.

## Garden Room

21' 1" x 15' 5" ( 6.43m x 4.70m )

UPVC part glazed door opens to the main garden area and UPVC double glazed window, feature bar area. Great for storage.



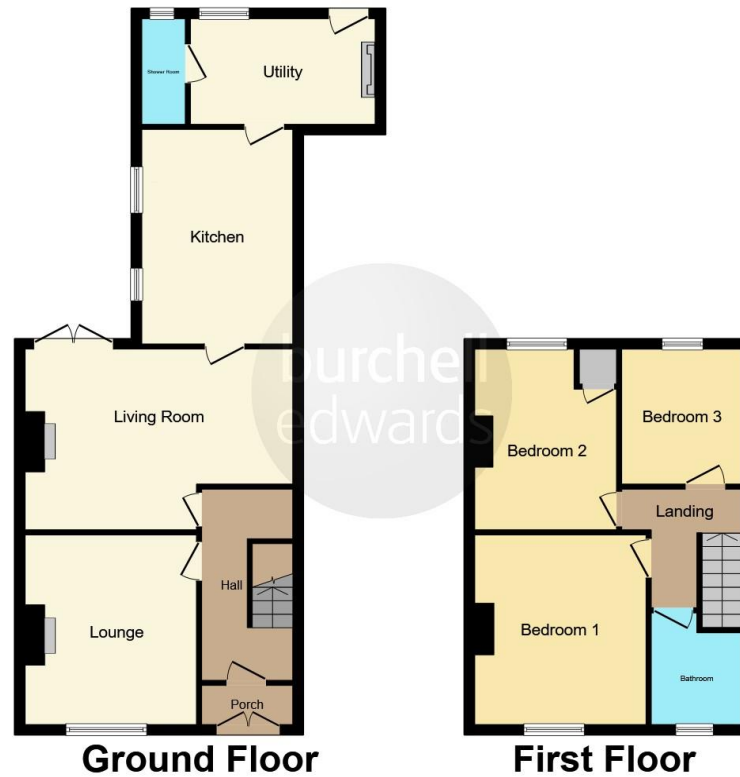












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: E**

**Tenure: Freehold**

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