



Rolleston Drive
Newthorpe Nottingham



Rolleston Drive Newthorpe Nottingham NG16 2BD

for sale
£270,000



Property Description

A modernised detached family home in the highly sought after location of Newthorpe being offered with no upward chain. Rolleston Drive is ideally located in close proximity to a wide range of local amenities including shops, schools, bus routes and major road links. The kitchen has been newly refurbished with a new oven, hob and extractor fan. Also benefitting from a new fitted bathroom, full decoration throughout, new carpets, new boiler, central heating and radiators and a complete rewire. In brief the property comprises of a generous lounge/diner and kitchen overlooking the garden. To the first floor are three well proportioned bedrooms and a family bathroom. The property is fully UPVC double glazed. The property has got potential to extend (STPP). Viewings are absolutely essential to fully appreciate the generously sized family home.

Lounge/ Dining Area

22' 8" max x 18' max (6.91m max x 5.49m max)
With access via a composite front door, UPVC double glazed window to the front, stairs leading to first floor, carpet flooring and double glazed French doors leading out to the rear garden.

Kitchen

11' 10" into recess x 7' 8" max (3.61m into recess x 2.34m max)
Fitted with wall and base units incorporating a stainless steel sink and drainer with mixer tap, vinyl flooring, built-in electric oven and hob with cooker hood over, space for further appliances, radiator and UPVC double glazed window to the rear elevation and door to the side.

Landing

UPVC double glazed window to the side elevation. Carpet flooring.

Bedroom One

12' 9" into door recess max x 11' 9" max (3.89m into door recess max x 3.58m max)
UPVC double glazed window to the front elevation, carpet flooring, radiator and fitted storage.

Bedroom Two

10' 10" max x 8' 4" plus recess (3.30m max x 2.54m plus recess)
UPVC double glazed window to the rear elevation, radiator, carpet flooring and fitted storage.

Bedroom Three

.8' 6" max into recess x 8' 2" (2.59m max into recess x 2.49m)
UPVC double glazed window to the front elevation, radiator and carpet flooring.

Family Bathroom

Fitted with a W.C, vanity wash hand basin unit, bath with shower over, vinyl flooring, heated towel radiator, fitted unit casing central heating boiler and UPVC double glazed window to the rear and side elevation.

Front

The property offers a lawned garden area to the front with a driveway providing off road parking as well as access to the garage.

Rear

The rear garden offers patio areas as well as a lawned area and is fully enclosed with a fenced boundary.

Garage

The garage is open ended at the rear with an up and over door to the front.

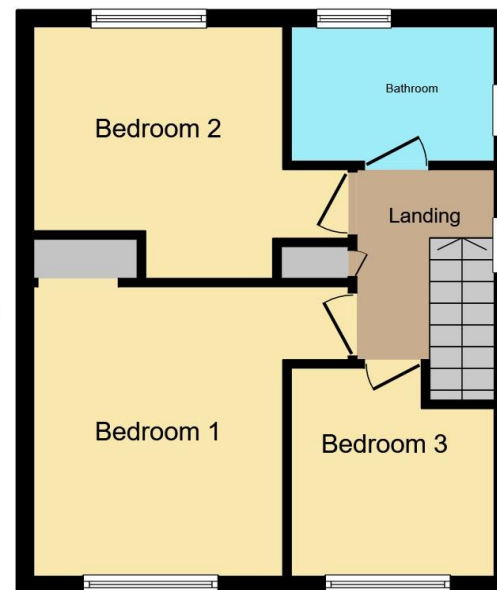








Ground Floor



First Floor

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

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EPC Rating: G Council Tax
 Band: C

Tenure: Freehold

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