



Scargill Avenue  
Newthorpe Nottingham





# Scargill Avenue Newthorpe Nottingham NG16 2DZ

for sale offers over  
**£270,000**



## Property Description

This very well presented four bedroom extended semi-detached property is located in the ever so popular location of Newthorpe. Scargill avenue 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 accommodation comprises of an entrance hall, Kitchen/living/diner, Lounge and stairs leading to the first floor. To the first floor are four bedrooms and a family bathroom. Outside, there is a double driveway to the front with access to the rear garden which is fully enclosed and landscaped. The property is both UPVC double glazed and gas centrally heated. Call to arrange your viewing as this property won't be around for long!

## Entrance Hall

Accessed via a recently fitted composite door to the front leading into the hallway with stairs off to the first floor, herringbone flooring, understairs storage cupboard and door off to:-

## Open Plan Kitchen/Living/Diner

### Living Area

11' 9" x 10' 9" ( 3.58m x 3.28m )

The living area has double glazed sliding patio doors for the rear elevation, wood effect tiled flooring, a radiator, steel beam to the ceiling, double opening door to the lounge and open access to the kitchen/ diner.

### Kitchen/ Diner

17' 1" x 10' 3" ( 5.21m x 3.12m )

The kitchen/ diner is fitted with a range of wall and base units with work surfaces over, inset Belfast sink, integrated double electric oven, gas hob with extractor over, space for American style fridge freezer, tiled walls, continuation of the wood effect tiled flooring, a radiator, two double glazed windows to the rear elevation and UPVC double glazed door to the side elevation.

### Lounge

10' 9" x 10' 8" ( 3.28m x 3.25m )

Having wooden flooring, double glazed bay window to the front elevation, feature fireplace, coving to the ceiling and a radiator.

## First Floor Landing

Having carpet flooring, airing cupboard and doors off to:-

## Bedroom One

10' 8" x 10' 8" into recess ( 3.25m x 3.25m into recess )

Having double glazed window to the front elevation, carpet flooring, a radiator and fitted wardrobes.

## Bedroom Two

11' 8" max x 10' 9" max ( 3.56m max x 3.28m max )

Having double glazed window to the rear elevation, carpet flooring, a radiator and fitted wardrobes.

## Bedroom Three

10' 6" x 8' 8" ( 3.20m x 2.64m )

Having double glazed window to the rear elevation, carpet flooring and a radiator.

## Bedroom Four

6' 5" x 6' 5" ( 1.96m x 1.96m )

Having double glazed window to the front elevation, carpet flooring, a radiator and fitted office furniture.

## Bathroom

Comprising of a bath with mains fed shower over and shower screen, low level W.C and vanity wash hand basin with mixer tap over, heated towel rail, tiled flooring, part tiled and panelled walls and spot lights to the ceiling.

## Loft

The loft is a practical space with being fully plastered boarded and also a double glazed window and is accessed via a loft ladder.

## Front

To the front of the property is a concrete driveway and gravelled area providing off road parking for two cars, gated side access and steps up the entrance door.

## Rear

To the rear the garden has two paved patio area with steps up leading to a generously sized lawn with a shed and fenced boundaries.



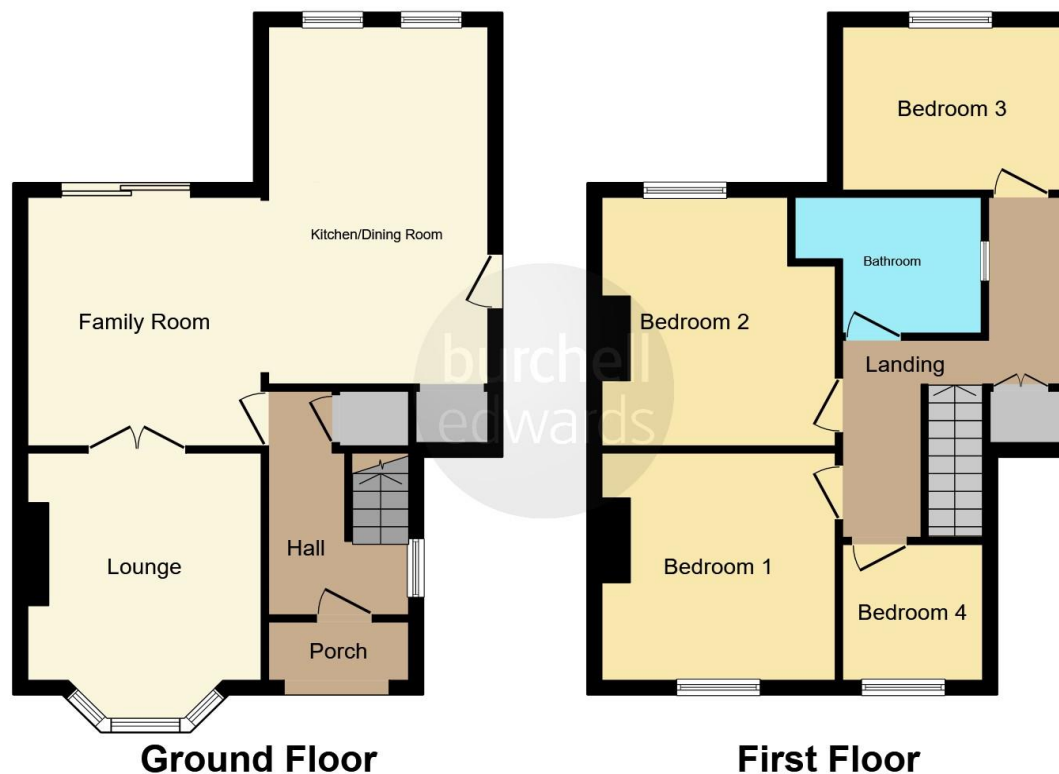












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

To view this property please contact Burchell Edwards on

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**EPC Rating: D**

**Tenure: Freehold**

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