



Dawson Close  
Newthorpe Nottingham



# Dawson Close Newthorpe Nottingham NG16 2ES

for sale offers over  
**£300,000**



## Property Description

Burchell Edwards are pleased to present to the market this well presented five bedroom detached spacious family home located in the popular residential location of Newthorpe. Dawson close is a cul-de-sac location and situated in close proximity of a wide variety of amenities such as schools, shops and major road links. The internal accommodation comprises of an entrance porch leading into the lounge, dining room, kitchen and utility. To the first floor are five bedrooms family bathroom suite and separate shower cubicle off the landing. The property offers driveway to the front with ample off road parking the rear garden is fully enclosed and mainly laid to lawn with a patio seating area and garden room. The property is gas centrally heated via a combination boiler. Viewings are a must to appreciate the space on offer.

## Ground Floor

### Entrance Porch

Accessed via a door to the front with cloak cupboard, a double glazed window and a door leading into the lounge.

### Lounge

16' 7" x 11' 8" ( 5.05m x 3.56m )  
Having a double glazed bay window to the front, feature gas fireplace with surround, radiator and laminate flooring.

### Dining Room

9' 11" x 8' 3" ( 3.02m x 2.51m )  
With UPVC sliding doors to the rear garden, radiator and laminate flooring.

### Kitchen

12' 5" x 7' 11" ( 3.78m x 2.41m )  
A fitted kitchen having wall and base units with complementary work surfaces over with an inset sink and drainer unit with mixer tap over. With an electric cooker, electric hob with extractor over, fitted fridge, plumbing for a washing machine, tiling to the splashbacks, radiator, double glazed window to the rear and vinyl flooring.

### Utility Room

Having a double-glazed windows and door to the front and rear.



## First Floor

### Landing

Giving access to the five bedrooms, bathroom and separate shower cubicle and access to the loft.

### Bedroom One

10' 7" plus storage x 9' 6" ( 3.23m plus storage x 2.90m )

Having a double glazed window to the front, radiator and laminate flooring.

### Bedroom Two

10' 1" x 9' 10" ( 3.07m x 3.00m )

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

### Bedroom Three

11' 11" max x 6' 8" max ( 3.63m max x 2.03m max )

Having a double glazed window to the front, fitted wardrobes, boiler, radiator and laminate flooring.

### Bedroom Four

6' 10" x 6' 8" ( 2.08m x 2.03m )

Having a double glazed window to the front, storage cupboard with hanging space, radiator and laminate flooring.

### Bedroom Five/Office

Having a double glazed window to the front, radiator and laminate flooring.

### Shower Room/Cubicle

Accessed off the landing and fitted with a shower cubicle, tiling to the splashbacks and vinyl flooring.

### Bathroom

A fitted suite comprising of a bath, wash hand basin and W/C. With tiling to the splashbacks, and a double glazed obscure window to the rear.

## Outside

### Front

To the front of the property you will find a driveway offering off road parking.

### Rear

To the rear you will find a delightful garden offering a patio area, lawned area and garden room.

### Garden Room

9' 8" x 9' 7" ( 2.95m x 2.92m )

Having a double glazed window and French doors leading out to the garden as well as having power and lighting.

### Storeroom/Workshop

10' 6" x 7' 11" ( 3.20m x 2.41m )











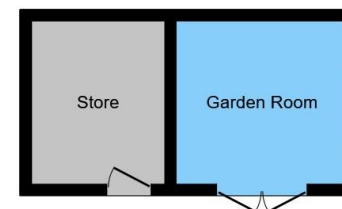




**Ground Floor**



**First Floor**



**Outbuilding**

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:  
 Awaited

Council Tax  
 Band: C

Tenure: Freehold

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