



Newthorpe Common  
Newthorpe NOTTINGHAM





# Newthorpe Common Newthorpe NOTTINGHAM NG16 2BX

for sale offers in the region of  
**£290,000**



## Property Description

A stunning traditional family home with three bedrooms PLUS A LOFT ROOM located in Eastwood. Newthorpe Common is situated in close proximity to local amenities including shops, schools, bus routes and major road links. The property is kindly set back from the road behind a generous block paved driveway and front garden with gated access to the rear. In brief the internal accommodation comprises of an attractive entrance hallway, ground floor W.C, lounge and an open plan kitchen/diner. To the first floor are three bedrooms and a fitted family bathroom, with a further floor leading to the loft room. The property is situated on a sizeable plot with gardens to both the front and rear with a detached tandem garage. The property benefits from gas central heating via a combination boiler and double glazing throughout. VIEWINGS ARE ABSOLUTELY ESSENTIAL

## Ground Floor

### Cloakroom

Fitted with a vanity unit W/C, counter top wash hand basin and finished off with waterproof click together flooring.

### Lounge

12' 1" plus bay x 12' 7" into recess ( 3.68m plus bay x 3.84m into recess )

Having a double glazed UPVC bay window to the front, electric fire with feature surround, radiator and laminate flooring.

### Kitchen

19' 3" x 12' 1" into recess ( 5.87m x 3.68m into recess )

Fitted with wall and base units with complementary work surfaces over with an inset stainless steel sink and drainer unit with mixer tap over. Having a double oven, space and plumbing for a dishwasher, space and plumbing for a washing machine, double glazed window to the rear and double glazed French doors to the rear leading to the garden.



## First Floor

### Landing

Having a double glazed window to the side, carpet flooring and access to the three bedrooms, loft room and family bathroom.

### Bedroom One

11' 11" x 12' 2" into recess ( 3.63m x 3.71m into recess )

UPVC double glazed window to front elevation, varnished wooden flooring, cast iron feature fireplace and radiator.

### Bedroom Two

12' 2" x 12' 1" into recess ( 3.71m x 3.68m into recess )

UPVC double glazed window to rear elevation, carpet flooring, radiator, fitted wardrobes and countryside views to the rear.

### Bedroom Three

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

UPVC double glazed window to front elevation, carpet flooring and radiator

### Bathroom

This family bathroom is fitted with a double shower cubicle, low level W.C and a pedestal hand wash basin. Waterproof click together floor and complementary half tiled walls, UPVC double glazed opaque window to the rear, spotlights to the ceiling and chrome gas central heating towel rail.

### Landing Second Floor

Carpet flooring, eaves storage, UPVC skylight window to rear and door leading to;

### Loft Room

13' 9" x 11' 2" plus recess ( 4.19m x 3.40m plus recess )

With its own staircase leading up from the landing, skylight windows overlooking the countryside, carpet flooring, eaves storage, ceiling lights and power points.

## Outside

### Garage

23' x 11' 5" ( 7.01m x 3.48m )

Detached tandem garage with up and over door, fitted with wall and base units, door and windows to the side elevation with light, power and plumbing. Garage is ideal for conversion to an annex or garden room due to its size.

### Front

To the front of the property is a block paved driveway offering ample off road parking, lawned area in front of the property, bin and log store, gated access to the rear garden via both sides of the property and access to the garage.

### Rear

To the rear is a spacious decked area to enjoy to south facing sunshine, with open timber roof pergola, wooden crated area for shrubs, steps down to the lawn with mature shrubs and trees surrounding, light and water tap.



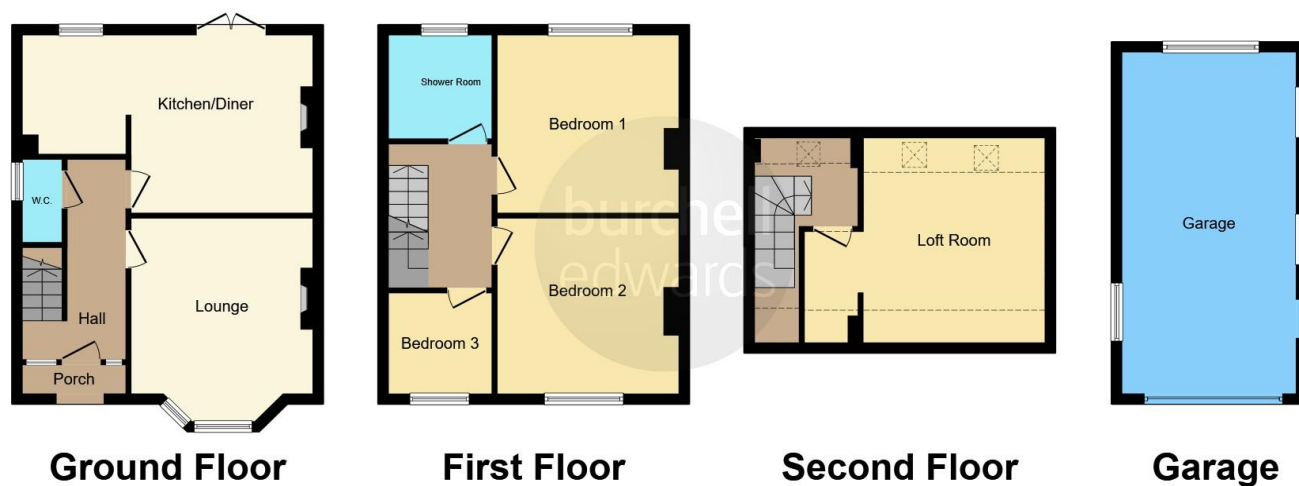












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EPC Rating: Awaited  
 Council Tax Band: C

Tenure: Freehold

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Property Ref: EWD206389 - 0001