



Newthorpe Common
Newthorpe Nottingham



Newthorpe Common Newthorpe Nottingham NG16 2EE

for sale offers in the region of
£325,000



Property Description

This three bedroom detached family home sits beautifully on a corner plot at the junction of Newthorpe Common and Nottingham Road and whilst the building dates back decades the property has been fully done throughout creating a modern living space. The brand new grey windows and composite door contrast beautifully against the white rendering and internally the property has been reconfigured to allow an open plan kitchen, dining and family room. A separate lounge has a triple aspect window overlooking the garden. To the first floor you'll find the main bedroom, again with a triple aspect window and an en-suite shower room with corner shower. Bedrooms two and three have access to the Jack and Jill bathroom fitted with a modern suite including rainfall effect shower. Outside, double iron gates open onto the driveway providing ample off road parking and leading to a single detached garage which has been converted to a room with UPVC doors and windows and is fully insulated. Double french doors from the kitchen lead onto the decked seating area to the side and the mature garden with its vast range of trees, plants and shrubs really give this plot an enclosed feel.

Entrance Hallway

Composite entrance door, stairs to the first floor, doors to lounge and kitchen.

Lounge

14' 10" max x 11' 9" max (4.52m max x 3.58m max)

Chimney breast with recess, wiring & power points for wall mounted TV, radiator. carpet flooring and Triple aspect UPVC double glazed windows to the front & side.

Kitchen

17' 1" plus recess x 15' max (5.21m plus recess x 4.57m max)

A range of matching high gloss wall & base units in grey with complimentary work surfaces. Integrated electric oven & 5 ring gas hob with glass splash back and extractor over. Single sink & drainer unit, built in cupboards for integrated fridge freezer, washing machine & dishwasher. Central island with cupboards,

drawers and bar stool seating recesses. LVT flooring, grey vertical radiator, two UPVC double glazed windows to the side, ceiling spotlights, wiring & power points for wall mounted TV, radiator. Door to WC, under stairs storage cupboard & UPVC double glazed french doors to the rear garden.

W.C

WC, concealed sink unit. Wall mounted combination boiler and LVT flooring.

First Floor Landing

Doors to bedrooms 1, 2 & 3, UPVC double glazed window to the rear.

Bedroom One

.14' 9" max x 11' 10" max (4.50m max x 3.61m max)

Triple aspect UPVC double glazed window to the front & side, wiring & power points for wall mounted TV, radiator. Door to en suite.

Ensuite

WC, pedestal sink unit, corner shower with dual rainfall effect shower. Spotlighting to the ceiling, chrome heated towel rail and extractor fan.

Bedroom Two

11' 6" x 10' (3.51m x 3.05m)

UPVC double glazed window to the front, access to the attic, radiator. Door to Jack & Jill bathroom.

Bedroom Three

8' 9" x 6' 11" plus door recess (2.67m x 2.11m plus door recess)

UPVC double glazed window to the rear, wiring & power points for a wall mounted TV, radiator, door to the Jack and Jill bathroom.

Bathroom

Three piece suite in white comprising of a concealed cistern WC, high gloss vanity sink unit, panelled bath with rainfall effect shower over. Obscured UPVC double glazed window to the side, chrome heated towel rail, wood effect laminate flooring and spotlighting to the ceiling.

Outside

Double iron gates lead to the front of the property which has a driveway with parking for multiple cars. Further double gates open into another driveway leading to a concrete single garage with up & over door. To the side of the property is a mature lawned garden with flower bed borders and a wide range shrubs to offer privacy. To the rear there is wooden decking bordered by stone gravel providing a low maintenance seating area. The property is enclosed by walled, timber and hedge borders and the current owners have planted fast growing conifers for additional privacy.

Garage Room

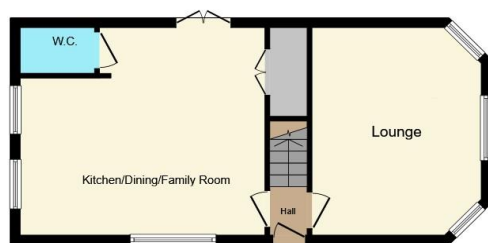
16' 5" x 8' 11" (5.00m x 2.72m)

Garage storage space to the front with up and over door. Fully insulated with power, lighting, UPVC door to the side and window and electric heater.

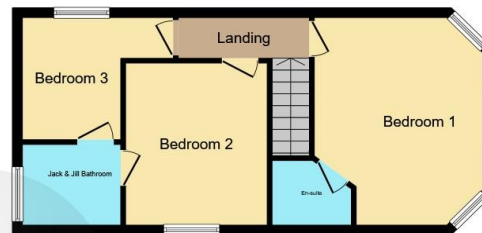




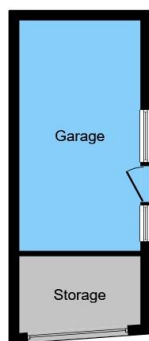




Ground Floor



First Floor



Outbuilding

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EPC Rating: E Council Tax
Band: C

Tenure: Freehold

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