



Newthorpe Common
Newthorpe Nottingham



Newthorpe Common Newthorpe Nottingham NG16 2BX

for sale offers in the region of
£315,000



Property Description

A stunning EXTENDED traditional family home with three bedrooms located in the heart of 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 graveled driveway with brick borders and double gated access to the rear. In brief the internal accommodation comprises of an attractive entrance porch, entrance hallway, dining room to the front, spacious lounge overlooking the rear garden and a breakfast kitchen with door to the side. To the first floor are three bedrooms and a fitted family bathroom. The property is situated on a sizeable plot approximately a 1/3 of an acre with gardens to both the front and rear with block built storage and workshop. The property benefits from gas central heating and double glazing throughout. VIEWINGS ARE ABSOLUTELY ESSENTIAL

Entrance Porch

Door from the front elevation, tiled flooring, radiator and access through to;

Entrance Hallway

Tiled flooring, radiator, storage downstairs and stairs leading to the first floor.

Dining Room

13' 11" max x 12' 10" (4.24m max x 3.91m)
UPVC double glazed window to the front elevation, tiled flooring and radiator.

Lounge

20' max x 12' into recess (6.10m max x 3.66m into recess)
UPVC double glazed window to the rear elevation, TV point, carpet flooring, two radiators and multi fuel log burner.

Kitchen

16' 3" max into recess x 10' 3" (4.95m max into recess x 3.12m)
Fitted with wall and base units incorporating a stainless steel sink and drainer with mixer tap, complementary tiled splashbacks, integrated electric cooker, four ring gas hob, cooker hood extractor fan over, plumbing for washing machine, integrated dishwasher, tiled flooring, radiator, door to the side and UPVC double glazed window to the rear elevation.



Landing

UPVC double glazed window to the side elevation, storage cupboard and access to further rooms.

Bedroom One

13' 11" x 12' 8" (4.24m x 3.86m)

UPVC double glazed window to the front elevation, wooden flooring and radiator.

Bedroom Two

11' 4" x 10' (3.45m x 3.05m)

UPVC double glazed window to the rear elevation with open aspect, laminate flooring and radiator.

Bedroom Three

9' 7" x 7' (2.92m x 2.13m)

UPVC double glazed window to the front elevation with wooden flooring and radiator.

Family Bathroom

Fitted with a W.C, vanity wash hand basin, bath with shower over, fitted storage units, tiled splashbacks, non slip flooring and UPVC double glazed window to the rear elevation.

Front

The property is kindly set back from the road with a graveled driveway providing good off road parking and access to the rear garden via double gates to the rear garden and further access to the side of the property. EV charging point.

Rear

The rear garden offers extensive space which is mainly laid to lawn with mature fruit trees, shrubs & bushes, patio seating areas with one benefiting from a sheltered pergola, garden shed, block built storage room, workshop and is fully enclosed with a secure fenced boundary.

Brick Block Storage Room

17' 10" x 7' 9" (5.44m x 2.36m)

Block built with rubber roof, power, lighting and window to the rear.

Workshop

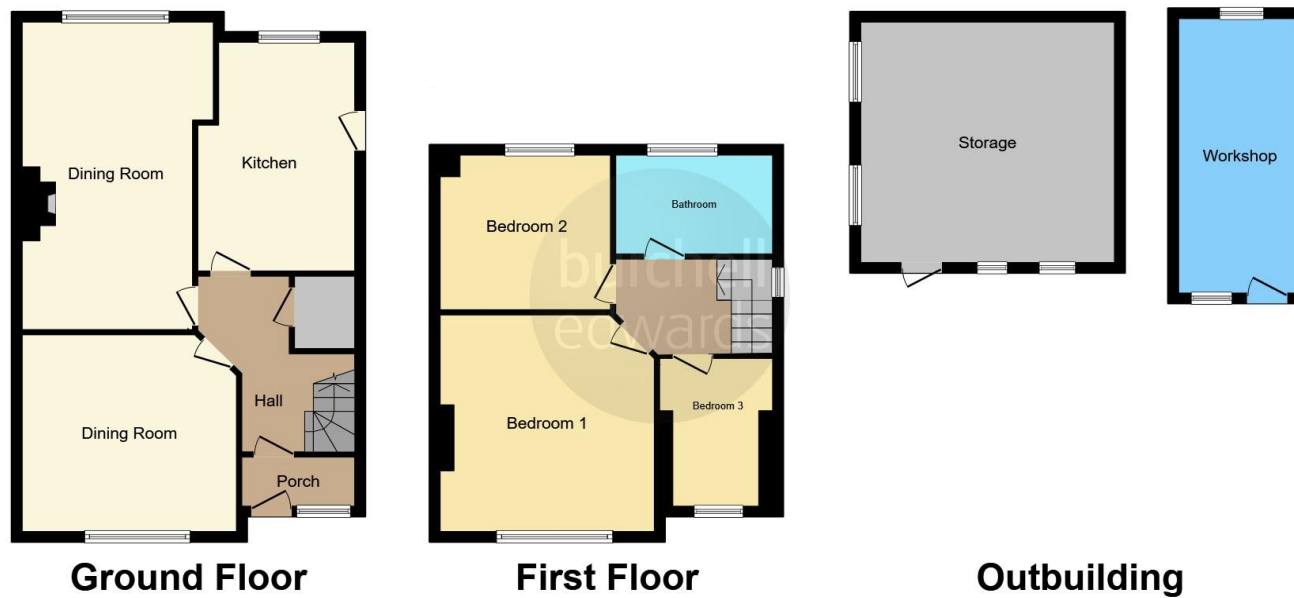
16' 1" x 15' 6" (4.90m x 4.72m)

Metal framed.









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

To view this property please contact Burchell Edwards on

T 01773 715454
E eastwood@burchelledwards.co.uk

134 Nottingham Road Eastwood
 NOTTINGHAM NG16 3GD

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/EWD207281



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: EWD207281 - 0005