



4 Sunshine Close, Pinxton – NG16 6JW

Guide Price £220,000

DavidJames
the estate agent



4 Sunshine Close

Pinxton, Nottingham

Modern three-storey terraced home within easy reach of the amenities and the M1 – ideal for commuters, families and first-time buyers! Lounge, open-plan dining kitchen and three bedrooms plus parking!

Council Tax band: B

Tenure: Freehold

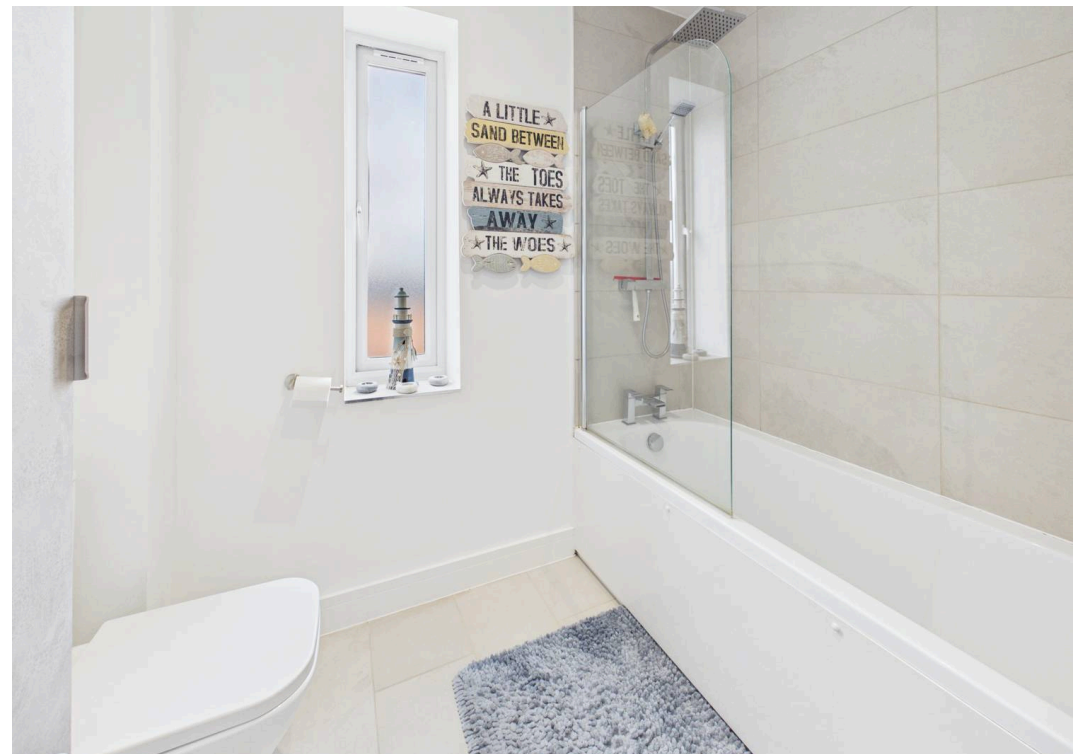
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Modern mid-terrace home
- Offers contemporary family-sized accommodation across three storeys
- Close to nearby local amenities, schools and transport links
- Ideal for commuters with easy access to the nearby M1
- Bright and spacious lounge with a feature box window
- Superb open-plan dining kitchen with bifold doors and a range of integrated appliances
- Three well-proportioned bedrooms (top floor bedroom/current office with fitted wardrobes and private en-suite)
- Modern three-piece family bathroom with a rainfall over-bath shower
- Lawned and enclosed rear garden with patio seating space
- Tandem parking space for two vehicles to the rear









Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

89.8 m²

968 ft²

Reduced headroom

1 m²

11 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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