



Guide Price £350,000 Freehold

4 GEORGE STREET | PINXTON | NOTTINGHAM | NG16 6NP

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**\*\* GUIDE PRICE £350,000 - £375,000 \*\* NO CHAIN \*\* MAKE A MOVE!...**

Situated in the heart of Pinxton, Nottingham, this beautifully presented four-bedroom detached bungalow offers a rare opportunity to secure a spacious, well-maintained home with both modern comforts and charming character features. Ideal for families, downsizers looking for single-level living, or buyers wanting extra space and flexibility, this home is also conveniently located close to a range of local amenities.

A central hallway leads to four generously sized bedrooms, providing versatility for family life, guests, or a home office. The master bedroom is a standout feature, benefiting from a walk-in wardrobe and a luxurious en-suite bathroom. The main family bathroom also offers a stylish finish, with a modern three-piece suite, including a claw-foot freestanding bath—a beautiful blend of traditional charm and contemporary comfort.

From the hallway, you're greeted by a bright and functional kitchen, fitted with a range of units, ample worktop space—perfect for everyday cooking and meal preparation. The adjoining dining room provides a warm and sociable space for family meals and entertaining, with double doors opening out onto the rear garden, allowing natural light to flood in and offering seamless indoor-outdoor living. The spacious living room is an inviting retreat, complete with a feature log burner that adds a cosy focal point. Additional patio doors open to the garden, creating a great connection between the indoor and outdoor spaces.

The exterior of the property is equally impressive. To the front, a block-paved driveway provides ample off-street parking, leading to the garage, ideal for storage or further parking needs. The rear garden is private and well-maintained, featuring a patio seating area—ideal for summer dining or morning coffee—alongside a lawned area bordered by mature shrubbery and fencing, offering both tranquillity and security.

Call today to view!!!





#### Entrance Hall

Surrounding doors providing access into;

#### Kitchen 11'11" x 17'1"

Complete with an array of matching cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated fridge/freezer, dishwasher, washer and dryer. With a window to the side elevation and a door providing direct access into the dining room.

#### Dining Room 10'9" x 11'7"

With carpeted flooring, door to the living room and double doors opening onto the rear garden.

#### Living Room 14'10" x 19'2"

With laminate flooring, feature log burner and double doors opening onto the rear garden.

#### Bedroom One 11'5" x 15'0"

With carpeted flooring, central heating radiator and a bay window to the front elevation. This room benefits from a walk in wardrobe and its own en-suite facility.

#### En-suite 5'11" x 7'4"

Complete with a three piece suite including a free standing claw foot bath, low flush WC and hand wash basin.

#### Bedroom Two 10'9" x 11'10"

With carpeted flooring, central heating radiator and a window to the front elevation.

#### Outside

The front of the property boasts a block paved driveway and garage, providing off-street parking. The rear garden offers a



patio seating area and laid lawn, with surrounding shrubbery and fencing which is not overlooked.

#### bedroom Three 10'9" x 10'9"

With carpeted flooring, central heating radiator and windows to the side elevation.

#### Bedroom Four 8'9" x 10'10"

With carpeted flooring, central heating radiator and a window to the side elevation.

#### Bathroom 5'9" x 10'11"

Complete with a three piece suite including a free standing claw foot bath, low flush WC and hand wash basin.

#### Garage 8'9" x 16'7"

Accessible from the front and rear elevation.



Ground Floor  
163 Sq.m/ 1758.04 Sq.ft  
Approx



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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