



7 Eldon Green, Tuxford, NG22 0GZ



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£170,000

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KEY FEATURES

- STYLISH THREE-BEDROOM TOWNHOUSE SET ACROSS THREE FLOORS
- GENEROUS PRINCIPAL BEDROOM FEATURING A PRIVATE EN SUITE SHOWER ROOM
- A SINGLE GARAGE PLUS AN ALLOCATED PARKING SPACE FOR ADDED CONVENIENCE
- ENCLOSED LOW MAINTAINENCE REAR GARDEN
- SOLAR PANELS AND AIR SOURCE HEAT PUMP
- CLOSE TO WELL-REGARDED SCHOOLS AND LOCAL EDUCATIONAL FACILITIES
- EPC RATING E
- FREEHOLD





This refined three-bedroom townhouse, set across three well-planned floors, offers a comfortable and contemporary living environment within a popular modern development in Tuxford, Nottinghamshire. The property presents a stylish design throughout and benefits from being positioned close to well-regarded schools and local educational facilities, making it suitable for those seeking proximity to excellent amenities and community resources.



The ground floor features a spacious kitchen diner, designed to support both daily living and entertaining. Downstairs WC and adjoining this space is a welcoming reception room, providing ample accommodation for relaxation and family gatherings. The air source heat pump and owned solar panels ensures energy-efficient heating throughout, offering a sustainable solution for modern living.



Upstairs, the first floor boasts a sizeable second bedroom and cosy living room suitable for relaxing and enjoying time together. Upon the second floor, the generous principal bedroom is complemented by a private en suite shower room, providing a quiet and exclusive retreat. In addition, the third bedroom is well-proportioned and serviced by a modern family bathroom, catering to a variety of household needs and ensuring comfort for residents and guests alike.

Externally, an enclosed low-maintenance rear garden enhances the outdoor offering, providing a secure area for recreational

activities as well as opportunities for personalisation. The property also features a single garage in addition to an allocated parking space, delivering convenient options for residents and visitors. Tenure is offered as freehold, ensuring long-term peace of mind. The EPC rating for this property is 'E.'

Local area

Tuxford is a well-situated village in Nottinghamshire that benefits from a blend of rural tranquillity and modern facilities. The development is positioned for excellent commuter links, with the A1 and A57 providing direct access to major regional centres. Residents enjoy access to a range of local amenities and convenient transport routes, as well as an active village community. The area is renowned for its well-regarded educational institutions and enjoys a reputation as a welcoming, family-friendly location.

Entrance Hallway

Accessed via a UPVC entrance door with double glazed glass and matching side panel. The hallway includes a panel radiator and stairs rising to the first-floor accommodation.

Kitchen Area 2.32m x 3.46m (7'7" x 11'5")

Fitted with a range of wall and base units, complemented by a partial island. The kitchen includes an integrated oven, four-ring electric hob, and a 1¼ bowl sink with drainer and mixer tap. There is space for an under-counter fridge, a slimline dishwasher with plumbing, and a double glazed window overlooking the rear garden.



Dining Area 3.14m x 3.69m (10'4" x 12'1")

A well-proportioned space with a double glazed window to the front aspect, panel radiator, carpeted flooring, and a useful under-stairs storage cupboard.

Utility Room 1.66m x 2.31m (5'5" x 7'7")

A practical space with a UPVC door featuring obscure double glazing. Fitted with wall-mounted cupboards and a countertop, with under-counter space for a freestanding freezer and space and plumbing for a washing machine.

First Floor

Living Room 4.1m x 4.06m (13'6" x 13'4")

A bright reception room featuring wood-effect flooring and a window to the front aspect.

Bedroom Two 3.07m x 2.86m (10'1" x 9'5")

With a double glazed window to the rear aspect and carpeted flooring throughout.

Second Floor

Landing

With access to loft storage and additional storage space.

Bedroom One 2.6m x 4.14m (8'6" x 13'7")

A spacious bedroom with a double glazed window to the front aspect, panel radiator, and carpeted flooring.

Ensuite

Fitted with a quadrant shower cubicle with wall-mounted shower and shower head, pedestal wash hand basin with mixer tap, and low flush WC. Also includes a radiator.

Bedroom Three 2.74m x 1.93m (9'0" x 6'4")

A further bedroom with a double glazed window to the rear aspect and radiator.

Bathroom 1.8m x 1.68m (5'11" x 5'6")



Comprising a panel bath, pedestal wash hand basin, and low flush WC, with a radiator.

Externally

Front of the property

A small path leading to the front door with a side gate that offers access through a covered walkway to the rear garden. There is also a detached garage with allocated parking for one vehicle to the side of the row of townhouses.

Rear Garden

A private and enclosed garden featuring artificial lawn and a patio area, ideal for outdoor seating and entertaining. The garden backs onto a scenic brook running along the rear boundary, adding a peaceful natural feature.

The property is also heated by an Air Source Heat Pump and has fully owned solar panels.

Disclaimer

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing. Any site measurements given are subject to site survey.

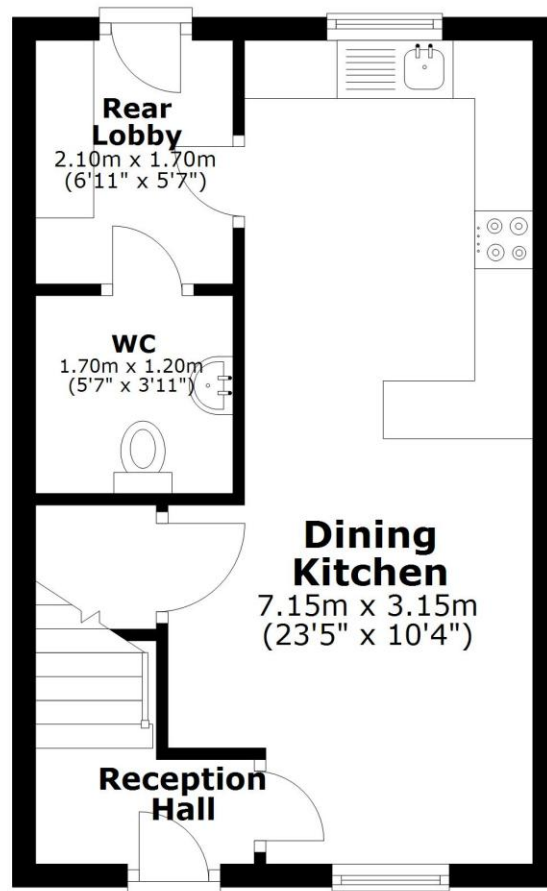
Services

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.



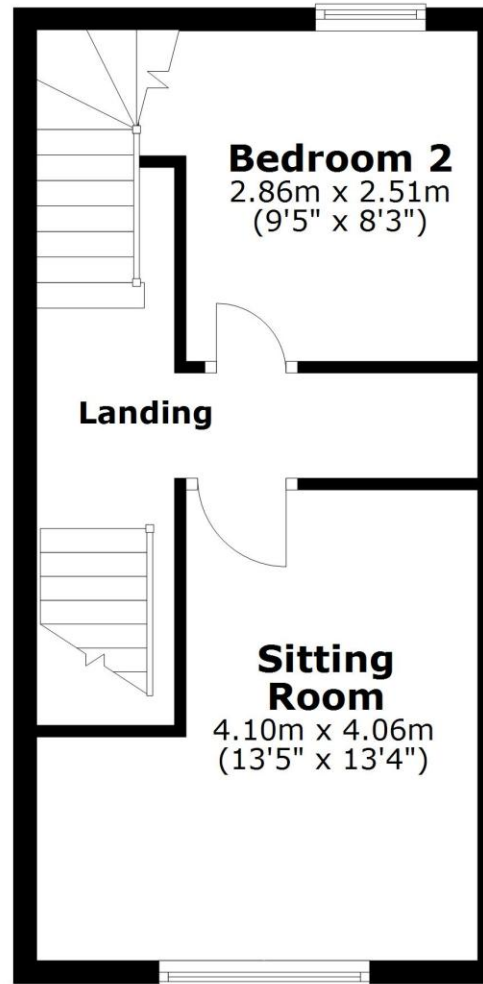
Ground Floor

Approx. 25.4 sq. metres (273.5 sq. feet)
(excluding Reception Hall)



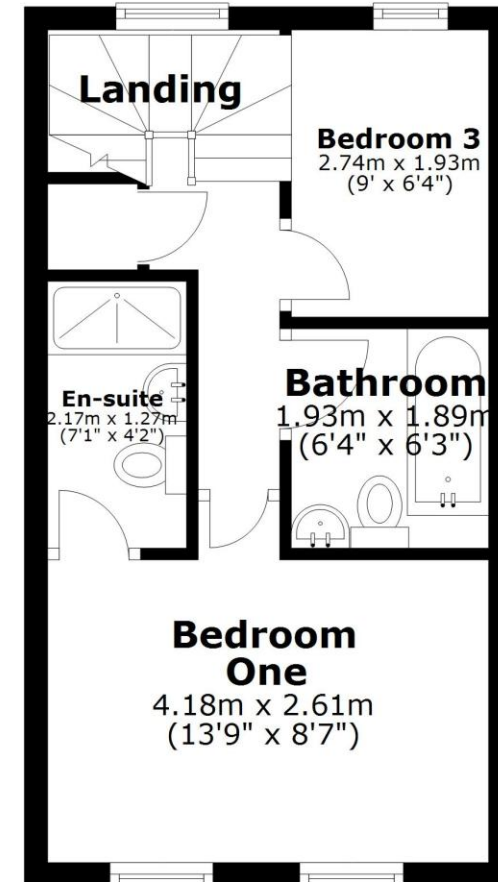
First Floor

Approx. 44.1 sq. metres (474.8 sq. feet)

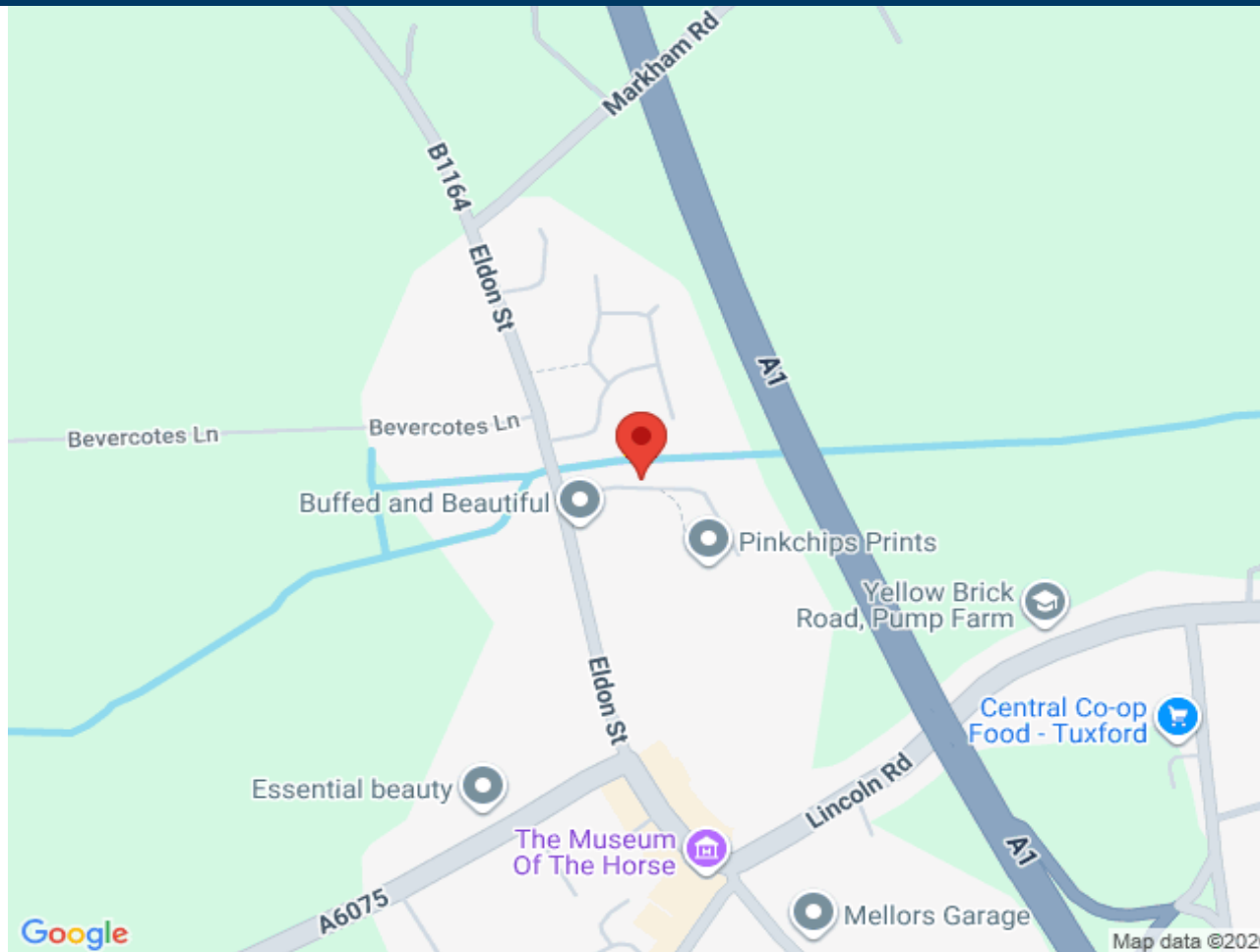


Second Floor

Approx. 29.2 sq. metres (314.4 sq. feet)



Total area: approx. 98.7 sq. metres (1062.7 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

